

# CITY COUNCIL REPORT



MEETING DATE: January 11, 2005

ITEM NO. 26 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**First National Bank Headquarters - 19-ZN-2004**

## REQUEST

Request to:

1. Amend the building height for a portion of a Planned Community Development District (PCD) on a 16.6 +/- acre parcel located at 17600 N Perimeter Drive with Industrial Park, Planned Community Development District (I-1 PCD) zoning.
2. Adopt Ordinance No. 3601 affirming the above amended development standards.

### Key Items for Consideration:

- The request will amend the Planned Community Development (PCD) standards of Perimeter Center for the subject property to permit an increase in the allowed building height.
- The elevated level of the freeway through this area helps reduce building mass and maintain mountain views.
- Perimeter Center is a major business and commerce center.
- The nearest residence is located over 1,100 feet to the northwest.
- There is both support and opposition to the additional building height from nearby property owners.
- Planning Commission recommended approval, 6-0.

### Related Policies, References:

The Perimeter Center PCD and associated I-1 and C-2 zoning was created by cases 10-ZN-1986 and 11-ZN-1988.

## OWNER

First National Bank Headquarters LLC

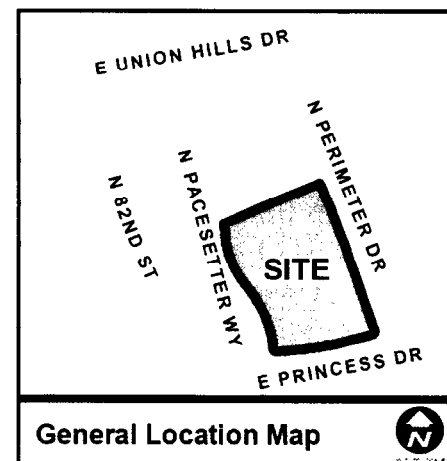
## APPLICANT CONTACT

John Berry  
Berry & Damore  
480-385-2727

## BACKGROUND

### Zoning.

The site is zoned Planned Community Development with an Industrial Park comparable zoning (I-1 PCD). The Industrial zoning district allows for office and medical office uses as well as manufacturing, storage and warehouse and related uses. The Perimeter Center PCD and I-1 and C-2 zoning were established by Cases 11-ZN-1986 and 10-ZN-1988 in 1986 and 1988, to provide for overall consistent planning and design standards for the 240-acre



site, including development criteria, circulation, drainage, open space and community design policies as part of a large master planned area.

**General Plan.**

The General Plan Land Use Element designates the property as Employment Core with the Regional Use Overlay. The Employment category provides for industrial, commercial and office uses providing a source of employment, commerce and economic activity to serve the surrounding area and community. This category contains transportation and infrastructure capacities designed to accommodate those uses and, are located near locations where employee base is situated. The Regional Use Overlay designated the freeway corridor in this area as a major mixed-use employment, service and civic core of regional significance.

**Context.**

This 16-acre site is located in Perimeter Center on the inside curve of the 101 Pima Freeway, and is surrounded by streets and office buildings. Zoning on surrounding property includes Industrial Park (I-1 PCD) District, with Central Commercial (C-2 PCD) to the southeast and Planned Commerce Park (PCP PCD) to the northwest.

The area along the freeway corridor contains a variety of building heights ranging from about 60 feet at Scottsdale Road to about 36 feet with mechanical screening to 42 feet at McDowell Mountain Business Park. The nearby PCP PCD District allows building heights up to 56 feet, and the nearby Crossroads East allows 42-foot building heights. A concurrent request for increased building height in Perimeter Center (Case 18-ZN-2004, Phase II Corporate Enhancement, requesting a height up to 56 feet) is also being considered to the east of this site (at the northeast corner of Anderson Drive and Hartford Drive).

The nearest residence is located over 1,100 feet to the northwest. There currently exists a building on the site that reaches 50 feet 7 inches, which is measuring to the top of the mechanical screening.

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

The purpose of the request is to amend the Perimeter Center, Planned Community Development (PCD) standards for the subject property to permit an increase in the allowed building height from 36 feet to approximately 51 feet plus mechanical screening. The amended standards will allow development of a 4-story building located south of an existing office building that is approximately 50 feet tall (36 feet allowed by I-1 standards, plus mechanical screening).

The applicant states that the additional height will produce a smaller building footprint to allow more landscaping on the site, and that the compact vertical building design helps minimize impacts on views for buildings surrounding the property.

**Development information.**

- *Parcel Size:* 16.6 acres
- *Existing Building Height:* 36 feet

- *Proposed New Building Height:* 50'-7", incl. mechanical screening
- *Existing Building Floor Area:* 140,000 sq.ft.
- *Proposed Building Floor Area:* 84,000 sq.ft.

**IMPACT ANALYSIS**

**Traffic.**

The site is located on the northwest corner of the intersection of Perimeter Drive and Princess Drive, just west of the Pima/Princess interchange on the 101 Freeway. The Perimeter Drive and Princess Drive intersection is signalized. The unsignalized intersection of Princess Drive and Pacesetter Way also provides primary site access.

The existing building on the site has 128,000 leasable square feet, only 30,000 of which is currently occupied. The proposed building will add another 80,000 square feet of leasable area. The estimated trip generation from the total 208,000 square feet of leasable area is 2,964 daily trips.

The traffic study prepared for the proposed development indicates that the street system in the vicinity of the site, and the intersections adjacent to the site, will perform at acceptable levels of service with the addition of the site-generated traffic.

Site access is provided by four existing driveways, two on Perimeter Drive and two on Pacesetter Way. The proposed development plan associated with the request to amend the building height will not modify these existing access points. The proposed increase in building height does not result in an increase in the overall building area allowed on the site. Therefore, site-generated traffic at buildout will not increase with this request.

**Economic Vitality Comments**

The City's Economic Vitality Department supports the increased building height in this area. The Perimeter Center is a commercial/industrial business park that will support the higher economic values associated with the increased building height and intensity of land use. The reasonable increase of building height and land use intensity is appropriate within the Perimeter Center and helps to maintain the competitiveness of this area in comparison to alternative available development sites situated in surrounding communities. A key benefit in establishing greater building height is that it will allow increased ceiling heights that are necessary to accommodate the technology associated with today's "smart" buildings. This is very important in maintaining the competitive position of the Perimeter Center. A substantial demand exists for commercial space and building sites of this type at the Perimeter Center. The availability of professional office space and especially "smart" buildings space will help to temper the demand for commercial development outside of this area. Perimeter Center is designed to accommodate this level of commercial development and separated from residential areas.

**Airport Vicinity.**

This property is located within the Airport noise influence area and is subject to Aviation easement compliance. The additional height requested will not

interfere with airport approach slopes.

**Floor Area and Parking.**

The proposed increase in building height does not affect the overall building area allowed on the site, and there is sufficient parking provided on site to serve the existing and proposed buildings.

**Water/Sewer.**

Water and sewer facilities containing sufficient capacities for the use are available in the streets adjacent to the site.

**Fire.**

Rural Metro has reviewed the plan and has approved the proposal with respect to fire access and emergency apparatus turning movements.

**Open space.**

Adequate open space will be provided on the site with respect to the increased building height and related increase in open space requirements.

**Community Involvement.**

Surrounding property owners have been notified of this request, the site has been posted, and the applicant held two neighborhood meetings regarding this request. Early in the process and prior to neighborhood meetings, City staff received several comments in opposition to the proposed height increase. Most of the concerns were from the residential neighborhood to the northwest, citing concerns of obstructed mountain views and precedent setting. After neighborhood meetings were held, the applicant received numerous signed statements of no opposition. The Perimeter Center Owners' Association also supports the request. There are also comments in opposition, including one from the Coalition of Pinnacle Peak and another from a Perimeter Center property owner, citing general concerns over taller buildings. The opponent within the Perimeter Center is at 8388 Hartford Drive (which is located approximately 700 feet south of this property). (See Attachment #7 for Citizen Involvement)

**Community Impact.**

Amended standards are intended to produce a living environment, landscape quality, and life-style superior to that produced by existing standards. Additional landscaping is also proposed as a result of a taller building. The elevated freeway helps reduce the apparent building mass gained by the requested 15-foot increase in building height. Views of the McDowell Mountains from the freeway and areas to the east will be maintained, and residential development is not located within close proximity to this site. The proposed building height will not impact traffic or other services, and is not anticipated to be out of context with this area. The increased building height will provide greater economic use of the site at the Perimeter Center, which is a business and commerce center for the area.

**Policy Implications.**

Existing buildings in the area are primarily 1, 2 and 3 stories, with heights generally up to 36 feet. The Perimeter Center may be considered an area that

can support increased building height, as it is a business and commerce center generally located away from residential development and located within the inside loop of the 101 Pima Freeway. The increased height may create identification and visibility of the Perimeter Center's employment core from the elevated freeway. The elevated level of the freeway (20+ feet) through this area helps to reduce the building mass and maintain view of the McDowell Mountains from the Freeway and areas located to the east. The increased building height will provide greater economic use of the site.

**OTHER BOARDS AND  
COMMISSIONS****Planning Commission.**

The Planning Commission heard this case on November 10, 2004. Two citizens spoke in opposition to providing additional building height, citing concerns that the increase in height will set precedence for additional height for future buildings in the area. The Planning Commission decided that the proposed additional heights were appropriate for the commerce park, however the Commission indicated that a more comprehensive approach to building heights in the area would be more appropriate than individual site applications. Planning Commission recommended approval, 6-0.

**STAFF  
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**


**Planning and Development Services Department**  
Current Planning Services

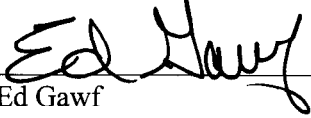
**STAFF CONTACT(S)**

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

Randy Grant  
Chief Planning Officer  
480-312-7995  
E-mail: [rgrant@ScottsdaleAZ.gov](mailto:rgrant@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Randy Grant  
Chief Planning Officer  
12/22/04  
Date

  
\_\_\_\_\_  
Ed Gawf  
Deputy City Manager  
12/22/04  
Date

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Ordinance No. 3601  
Exhibit 1. Amended Development Standards  
Exhibit 2. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Sonoran Regional Core White Paper
10. November 10, 2004 Planning Commission Minutes
11. Site Plan

## PROJECT NARRATIVE

The First National Bank of Arizona property is located at the northwest corner of Perimeter Drive and Princess Drive. The subject parcel was rezoned as part of the State Land property known as Core South (1,292 acres) by Case # 11-Z-86. At that time, the subject parcel was part of Parcel 16 rezoned from R1-35 to I-1 P.C.D. (Planned Community District). Accordingly, this property is subject to the property development standards of the I-1 zoning district.

Property development standards may be modified in a P.C.D. pursuant to Section 5.2102 of the Zoning Ordinance. The application is to be accompanied by a written narrative and graphic materials that illustrate the conditions that the modified standards will produce to enable the Planning Commission and City Council to make the determination that the modification will produce a living environment, landscape quality, and life-style superior to that produced by existing standards. This narrative has been prepared to address this requirement.

The applicant proposes to build a four-story high office building (plus minimal mechanical screening) at 84,000 sf of gross floor area, immediately south of the existing Bank of Arizona. All parking will be surface parking.

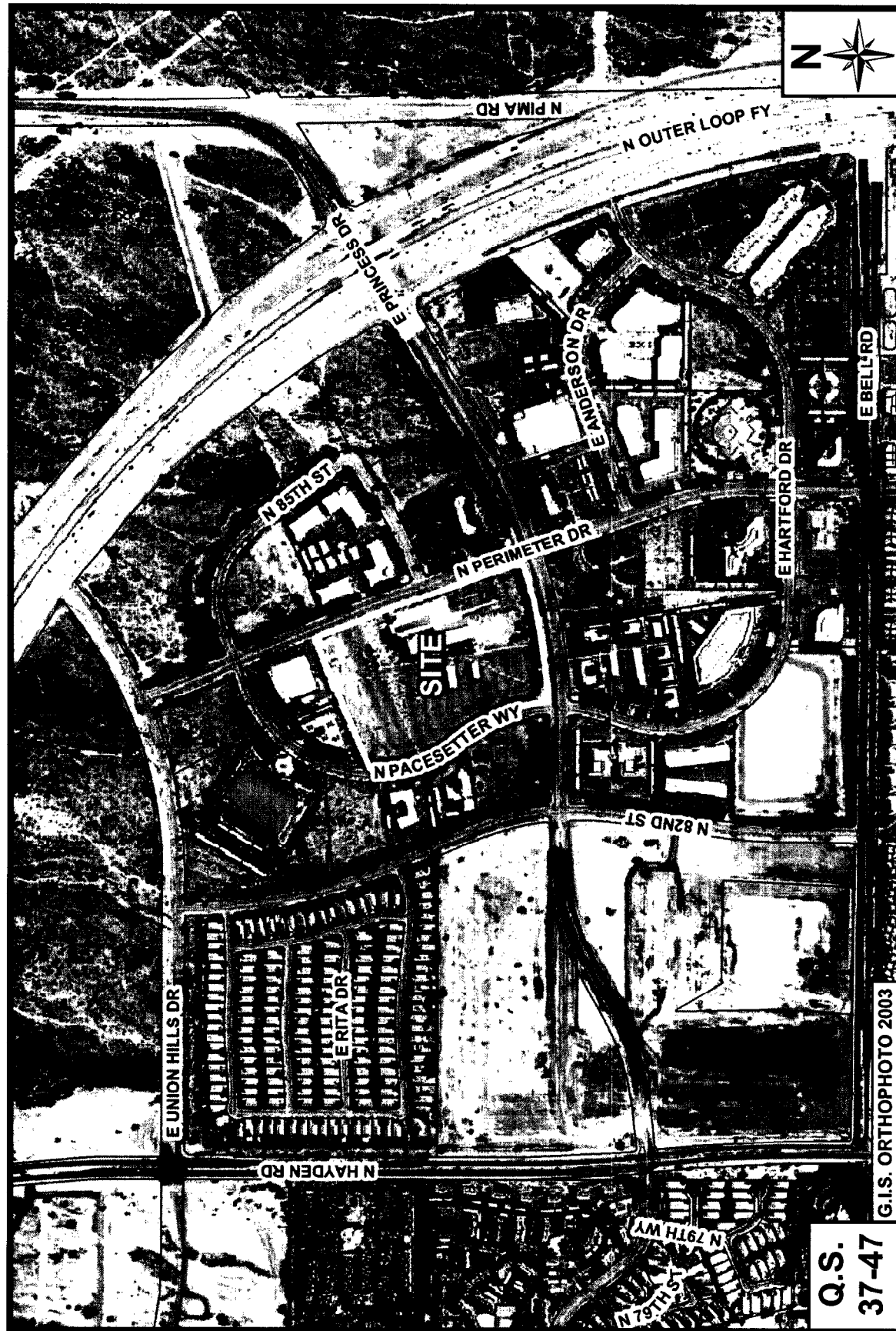
This proposed second phase of site development was envisioned at the time of Development Review Board approval for the existing office building and its associated parking. The staff report for Case 195-DR-97 stated that the proposal consisted of a 140,800 sf office building and associated parking with the ability for future building and parking expansion on site.

The site accommodates the proposed building by producing significantly more landscaping than typically required. Required parking lot landscaping is required at 15% whereas the project will produce 24.3%. This additional landscaping is made possible because the additional building height results in more compact building envelope, thereby allowing for more landscaped area. The same 4-story, 84,000 sq.ft. building, built at the existing 36' height limitation, would minimize the ability to provide this additional landscaping. The more compact vertical massing of the building also minimizes the impact on views for buildings immediately south and west of the subject property. At the same time, view studies completed by the project architect confirm that the proposed building is virtually invisible to residents of the closest residential neighborhood, factoring in existing and approved development. For these reasons, we have concluded that the proposed building with the height standard modification will produce a living environment, landscape quality, and life-style superior to that produced by the existing 36' height limitation.

The Perimeter Center business park is part of the area designated under the General Plan for Regional Uses. This designation anticipates the development of corporate offices serving a regional market, implementing current economic development policies to enhance the employment core and the City's attractiveness to regional markets. In keeping with the site's strategic location with freeway access, the proposed height modification will add two important benefits to Scottsdale's competitiveness in this employment core. It will provide a visibility where this portion of the raised freeway corridor minimizes the impact of building height and the

additional height (but not stories) will provide the now minimum floor-to-floor height of 14 ft. to accommodate “smart building” infrastructure.





Q.S.  
37-47

19-ZN-2004

First National Bank Headquarters

ATTACHMENT #2

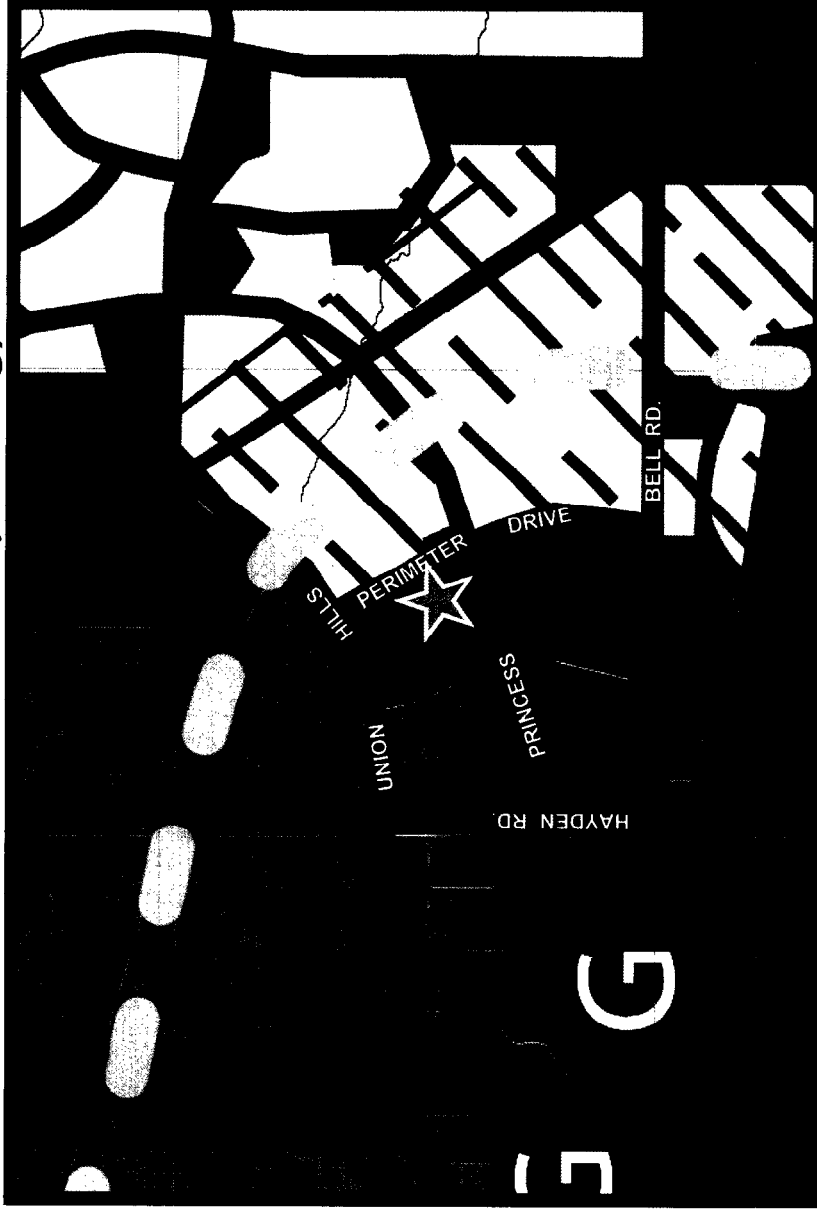


19-ZN-2004

First National Bank Headquarters

ATTACHMENT #2A

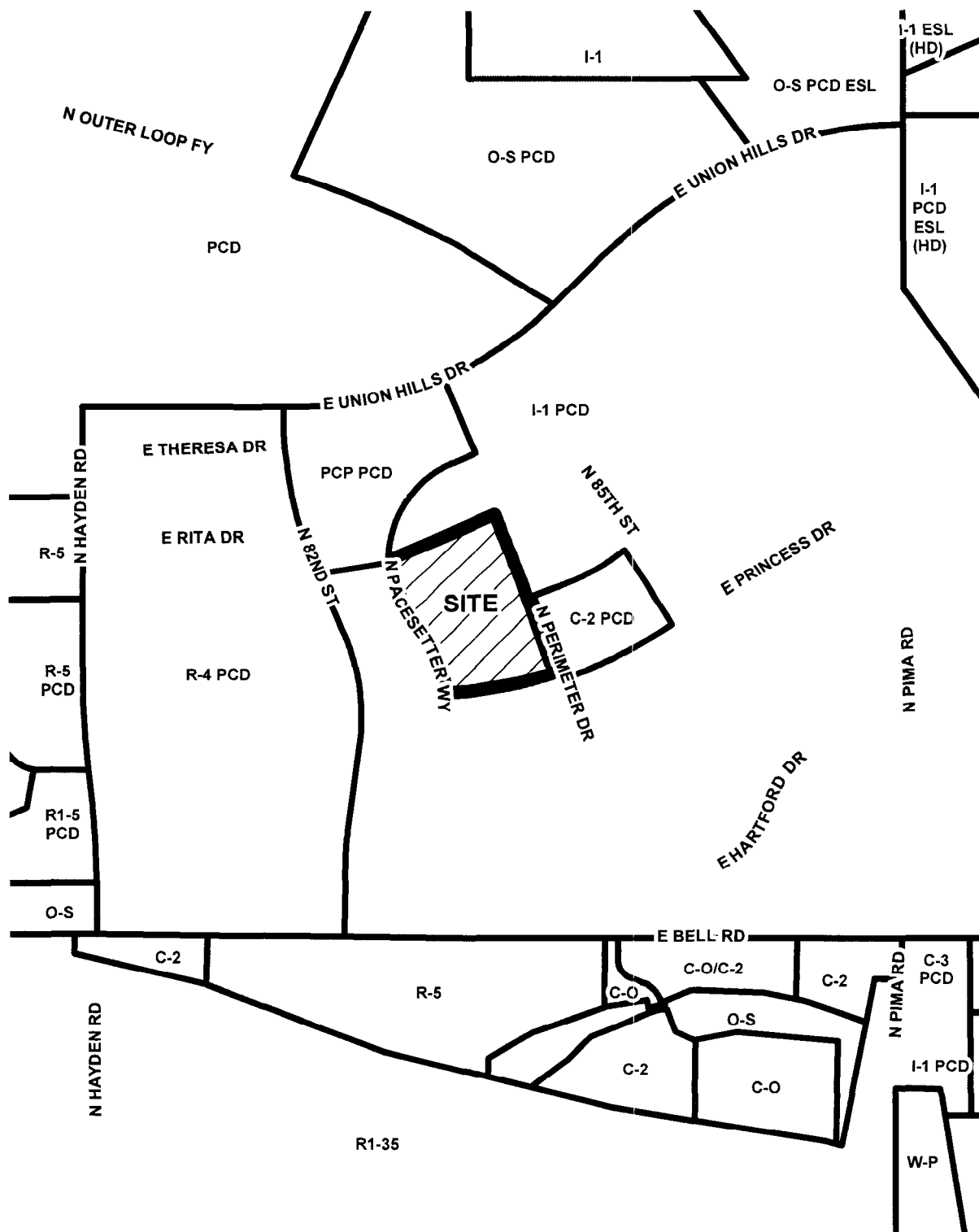
# General Plan (Existing)



- |  |                         |  |                                      |
|--|-------------------------|--|--------------------------------------|
|  | Rural Neighborhoods     |  | Commercial                           |
|  | Suburban Neighborhoods  |  | Office                               |
|  | Urban Neighborhoods     |  | Employment                           |
|  | Mixed-Use Neighborhoods |  | Natural Open Space                   |
|  | Resorts/Tourism         |  | Developed Open Space (Parks)         |
|  | Shea Corridor           |  | Developed Open Space (Golf Courses)  |
|  | Mayo Support District   |  | Cultural/Institutional or Public Use |
|  | Regional Use District   |  |                                      |



- |  |   |
|--|---|
|  | McDowell Sonoran Preserve (as of 8/2003)                    |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve |
|  | City Boundary   |
|  | Location not yet determined                                 |
- Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of August 2003  
 Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002



19-ZN-2004

ATTACHMENT #4



ORDINANCE NO. 3601

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF AMENDING DEVELOPMENT STANDARDS AS APPROVED IN CASE NO. 19-ZN-2004, ON PROPERTY LOCATED AT 17600 N PERIMETER DRIVE.

WHEREAS, Planning Commission and City Council have held public hearings and considered Case No. 19-ZN-2004; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the development standards as described in the aforementioned case;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale is hereby amended, as set forth in the amended development standards attached hereto as Exhibit 1 and incorporated herein by reference, conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference, for the parcel located at 17600 N. Perimeter Drive as delineated on the map attached hereto as Exhibit 3.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 11 day of January, 2005.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
Joseph R. Bertoldo  
City Attorney

ATTACHMENT #5

## **Amended Development Standards**

### **Case 19-ZN-2004**

Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~.

#### **Sec. 5.1800. (I-1) INDUSTRIAL PARK DISTRICT.**

#### **Sec. 5.1804. Property development standards.**

The following property development standards shall apply to all land and buildings in the I-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- C. *Open space requirement.*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
  - 2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.
  - 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

**EXHIBIT 1**

- D. *Building height.* No building shall exceed ~~thirty-six (36) feet in height except as otherwise provided in article VII.~~ **FIFTY FEET SEVEN INCHES (50' - 7''), WITH MECHANICAL SCREENING UP TO FIFTY-EIGHT FEET SEVEN INCHES (58' - 7'') LIMITED TO ZONING ORDINANCE SECTION 7.100. BUILDING HEIGHT SHALL BE MEASURED FROM THE BENCHMARK ELEVATION AS ESTABLISHED BY THE CITY'S FLOOD PLAIN ADMINISTRATOR.**
- E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.
- F. *Yards.*
1. Front Yard. No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.
  2. Side Yard and Rear Yard. A yard of thirty (30) feet shall be maintained adjacent to all residential districts.
- G. *Walls, fences and required screening.*
1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected.
  2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
  3. All storage and refuse areas shall be screened as determined by Development Review Board approval.
  4. Other requirements and exceptions as specified in article VII.

## STIPULATIONS FOR CASE 19-ZN-2004

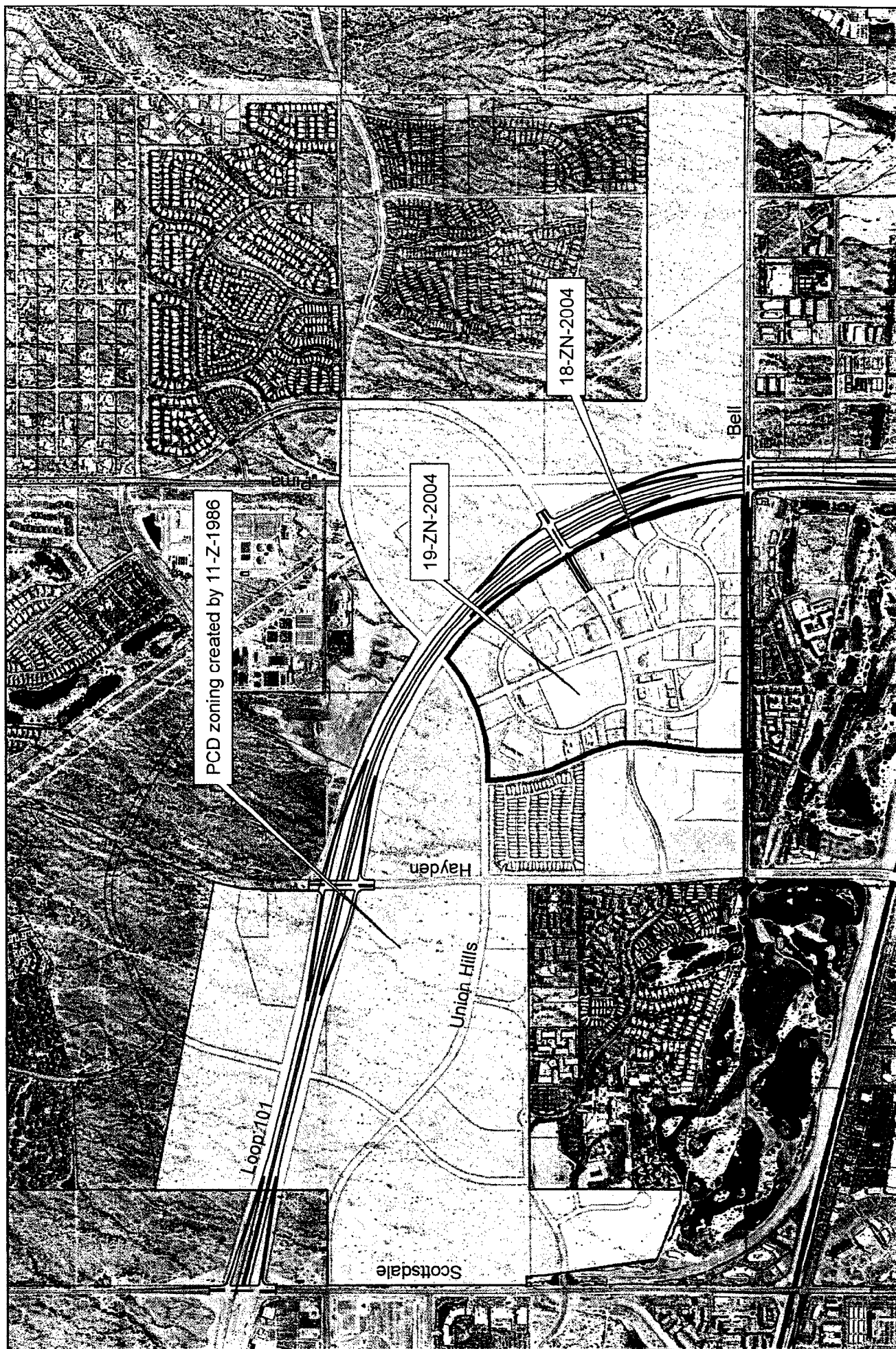
### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO PLANS. Building location and massing shall conform to the site plan and elevations submitted by DFD Cornoyer Hedrick with a revised dated 10/14/04. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. PREVIOUS APPROVALS. Except as amended by stipulations herein for the subject property, all other parcels stipulations associated with cases 11-ZN-1986 and 10-ZN-88 shall continue to apply or they shall be governed by the most recently approved cases and stipulations for each respective parcel.
3. MAXIMUM BUILDING HEIGHT. The maximum building height for this new building shall be fifty feet seven inches (50' - 7"), with mechanical screening up to fifty-eight feet seven inches (58' - 7") limited to Zoning Ordinance Section 7.100. Building height shall be measured from the benchmark elevation as established by the City's Flood Plain Administrator. Additional building height for this building, or for increases in allowable height for other buildings (above 36 feet), will require subsequent public hearings before the Planning Commission and City Council.
4. BUILDING SETBACK. The building exceeding thirty-six (36) feet in height shall be setback from 83<sup>rd</sup> Street a minimum of three hundred feet (300').
5. AIRPORT PROXIMITY. With final plans submittal, the applicant shall submit documentation approved by the Airport Director or designee for an aviation easement and noise disclosure.

EXHIBIT 2







## **ADDITIONAL INFORMATION FOR CASE 19-ZN-2004**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD APPROVAL.** Conceptual site plan and elevations shall be subject to subsequent Development Review Board (DRB) approval for review of scale, massing, design and use of colors and materials. Preliminary elevations submitted by the applicant are not approved as part of this zoning case and must be revised and resubmitted as part of the DRB public hearing process. The City Council directs the Development Review Board's attention to:
  - a. Scale, massing, design and use of colors and material of the building,
  - b. Site wall design,
  - c. Buffering along adjacent streets and parkways,
  - d. Landscaping.
2. **OPEN SPACE REQUIREMENT.** The open space requirement for the site shall be based on the height of the tallest building on the site, for the entire lot, in accordance with the Industrial Park (I-1) District of the Zoning Ordinance.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or services to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

First National Bank of Arizona

**Northwest Corner of Perimeter Drive and Princess Drive**

**Application No. 301-PA-2003**

Application to Add Amended Development Standard in I-1 PCD District

## **CITIZEN REVIEW REPORT**

Prepared for the City of Scottsdale  
June 25, 2004

**ATTACHMENT #7**

19-ZN-2004  
8-19-04



# Application No. 301-PA-2003

## Citizen Review Report

### INTRODUCTION

Application 301-PA-2003 is a request by First National Bank of Arizona (Beus Gilbert PLLC – applicant) to seek an amended development standard for building height under the existing I-1 PCD zoning for a portion of the property located at the northwest corner of Perimeter Drive and Princess Drive.

### METHODOLOGY

The public involvement methodology completed to date has included direct contact with adjacent residential neighbors residing in Stonebrook 2, attendance at the April 13, 2004 meeting of the Perimeter Center Property Owners Board, a neighborhood meeting for property owners within a 750 ft. radius and the residents of Stonebrook 2 on May 6, 2004 and a follow up neighborhood meeting on June 10, 2004.

#### Stonebrook 2 Neighborhood Outreach

Martha West of Beus Gilbert visited with neighbors who live within close proximity to 82<sup>nd</sup> Place in April 2004. Choice Zoning Group expanded that contact in late April 2004 to include the whole neighborhood extending from 82<sup>nd</sup> Place to Hayden Road. **Attachment 1** contains the introduction letter provided by Martha West to neighbors who were not home at the time of her visits. **Attachment 1** also includes the petition of non-opposition resulting from that contact.

Choice Zoning Group has provided copies of letters of non-opposition, based on the neighborhood outreach they completed (**Attachment 2**).

#### Under Consideration Posting

Outreach included the under consideration posting, including information on the first neighborhood meeting on May 6, 2004 (**Attachment 3**).

#### Neighborhood Meetings

A notification to the letter dated April 2, 2004 was mailed to all property owners within the Perimeter Center (**Attachment 4** – letter and mailing list). The Perimeter Center Property Owners Board provided an opportunity for members

to learn about the proposed project, to provide input, and ask questions at the conclusion of the board meeting on April 13, 2004 at 1:30pm. Unfortunately, the meeting concluded early before the full project team arrived. A representative of the First National Bank of Arizona was answered property owner question.

A notification letter to all property owners and homeowners associations within 750 ft. of the subject property and all of the Stonebrook 2 property owners was mailed on April 16, 2004 (**Attachment 5**). This letter included: the proposed project description; a contact for additional information, comments, or questions; the location, date, and time of the neighborhood open house meeting on May 6, 2004. A copy of the mailing list and the associated map are attached (**Attachment 6**).

The May 6, 2004 neighborhood open house meeting is summarized and appended as **Attachment 7**. **Attachment 7** also includes sign-in sheet and comment cards submitted. At the May 6, 2004 neighborhood meeting, the project team committed to studying the concerns brought up and identifying any changes that could be accommodated to address those concerns raised. The follow up neighborhood meeting was scheduled for June 10, 2004. The invitation letter (**Attachment 8**) was mailed to property owners listed in **Attachment 5**, including all of the participants at the May 6, 2004 neighborhood meeting. The June 10, 2004 neighborhood open house meeting is summarized and appended as **Attachment 9**. It includes the sign-in sheet and comment cards submitted.

Robert Rakowski of Choice Zoning Group is contacting the participants at the May 6<sup>th</sup> neighborhood meeting who were not present at the follow up meeting to provide an update on the project changes resulting from the dialogue and commitments made at that meeting.

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3061

Attachment 1

April 21, 2004

Dear Property Owner or Resident:

Re: **City of Scottsdale Case 301-PA-2003, Northwest Corner of Perimeter Drive  
and Princess Drive**

The purpose of this letter is to advise you that our client is proposing to file an application with the City of Scottsdale to build an office building under the existing I-1 PCD zoning but request an amended standard to build the proposed office building at 56 ft. The building would be located immediately south of the Bank of Arizona building that fronts on Perimeter Drive. We are also proposing a parking structure with 1 level at grade and 1 level above grade.

I dropped by today in person to share with you the proposed plan (see proposed site plan on the back of this letter).

When you have a moment, please call me at 602-909-5836. I can return at your convenience to discuss the proposal and the proposed site plan or answer any questions you might have.

Sincerely,

BEUS GILBERT PLLC

*Martha West*

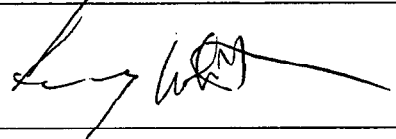

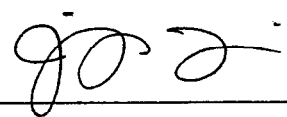
Martha M. West  
Senior Planning Consultant

cc: John Berry, Esq.  
John Maus



# PETITION

We, the undersigned property owners and residents residing in the Stonebrook 2 community located south of Union Hills Drive and west of 82nd Street do not oppose the request to maintain the existing I-1 PCD zoning and add an amended development standard for height from 36 ft. to 56 ft. to allow a new 84,000 sq.ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 ft. (4 stories). The project will also include a parking structure with one story at grade and I story above grade (14 ft. height). The City of Scottsdale Case # is 301-PA-2003 (see site plan on reverse of petition).

NAME (please print)	ADDRESS/PHONE NUMBER	SIGNATURE
Greg Witt	17743 N. 81st Way	
Rosmary Carmichael	17954 N 81st Way	
Jennifer Fisher	8174 E. Rita Dr.	

## FNBHQ Neighborhood Outreach in Stonebrook 2

MY MAP #	LOT #	COMMENTS	SIGNED PETITION
1	1	Would not sign, would not explain opposition	
2	77	NH	
3	76	Where is height going to stop? When we get the Sears tower? (very antagonistic, will come to May 6 meeting)	
4	75	NH	
5	74	<b>No impact</b>	<b>Yes</b>
6	73	Scottsdale has abused neighborhood re Phoenix open parking on dirt area to south of Stonebrook 2 (the future CAP Basin Sports Complex; against project)	
7	72	Will come to May 6 meeting; height is an issue	
8	71	Renter, no concerns, no comment	
9	70	Unoccupied property (lock box)	
10	69	OK with proposal but will not sign petition	
10a	68	Worried that other users will also ask for additional height (10a, 12a and 12b are family members)	
11	67	NH	
12	66	NH	
12a	65	Worried that other users will also ask for additional height (10a, 12a and 12b are family members)	
12b	64	Worried that other users will also ask for additional height (10a, 12a and 12b are family members)	
13	63	NH	
14	62	<b>Won't affect views; would like to know more about future heights on Pacesetter (St. Jude's property)</b>	<b>Yes</b>
15	61	Would look at information and share it with family	
16	174	Took a quick look but was on phone; said she would call if she had questions	
17	60	On way out; said they would call if they had questions	
18	145	NH	
19	144	NH	
20	113	<b>No impact, looks good</b>	<b>Yes</b>
21	112	Concerned about height as a precedent; 36' works for the area	
22	78	Lots of people are concerned; homeowners bought with knowledge of height restriction	

### SUMMARY:

- talked with 17 of 25 households
- 9 opposed/concerned
- 8 signed petition or were unconcerned/ambivalent
- 8 not home (of these, 1 home is unoccupied and one occupant must be away)

**NARRATIVE REPORT #1**  
**May 1 – May 5, 2004**  
**Univest Development Services**

Neighborhood work began on Saturday, May 1, for the project located at the vicinity of the NWC of Princess Drive and Perimeter Drive, Scottsdale, Arizona. The results are in the accompanying Production Report #1.

The talking points for the project include:

- \*Purpose of the request – Maintain existing zoning and add an amended development standard for height from 36' to 56'

- \*Allow for a new 84,000 s.f. building (1<sup>st</sup> National Bank of Arizona)

- \*Will allow for a parking structure

- \*We show a side-by-side comparison of what the existing building looks like vs. the proposed building; also leave a copy of the elevations, if requested

- \*Discuss the “precedence” issue, i.e., the zoning already exists and we’re just looking for an amended development standard. These cases are independent of each other and the City makes decisions on a case-by-case basis

- \*We show the aerial to residents to properly orient them to the existing area

- \*We ask if they received the letter inviting the neighbors to the May 6 meeting

- \* Ask for signature

The overriding concern is the “precedence” issue. Neighbors are convinced that if this amended standard gets approved that it will tie the hands of the City Council and force them to approve every request for this area.

We will continue the campaign by going back to the “not homes” and “undecided’s”. Yesterday, my consultant re-visited several neighbors in opposition to try and convince them to support the case. Under no circumstances do we use intimidating or threatening tactics to obtain a signature, as Mr. Kroger implied.



Attachment 2

16618 S. 41st Street  
Phoenix, AZ 85048  
(480) 424-6916 Office  
(602) 617-7410 Cellular  
(480) 424-7880 Fax  
[choic zoninggroup@cox.net](mailto:choic zoninggroup@cox.net)  
[www.choic zoninggroup.com](http://www.choic zoninggroup.com)

# CHOICE ZONING GROUP

Production Report #1

DATE: 6-May-04

PROJECT: Univest Development Services

CONTRACTOR: Choice Zoning Group, L.L.C.

REPORTING PERIOD: 1-May-04 TO: 5-May-04

TOTAL SIGN: 53

## PROPERTIES

YES(SIGN) 53

YES(VERB) 5

NO\* 29

UNDECIDED/  
AMBIVALENT 31

LEFT INFO 3

NOT HOME 52

VACANT 1

TOTAL 174

### \*EXPLANATION OF NO'S: Address/Reason (Use additional sheet if necessary)

Address	Explanation
8085 E. Theresa	Would set precedent
8106 E. Theresa	Height
8149 E. Theresa	Would set precedent
17923 N. 81st Way	Would set precedent
17905 N. 81st Way	Would set precedent
17851 N. 81st Way	Would set precedent
17779 N. 81st Way	Project brings no added value

8136 E. Maria	Would set precedent
8107 E. Maria	Would set precedent
8064 E. Maria	Height
8121 E. Rita	Would set precedent
8177 E. Rita	Height
8131 E. Michelle	Height; owner is an architect
8076 E. Michelle	No specific reason
8047 E. Michelle	Would set precedent
17846 N. 80th Place	Would set precedent
Lot #1	No specific reason
Lot #76	Height; will come to May 6 meeting
Lot #73	Scottsdale abusing area
Lot #72	Height; will come to May 6 meeting
Lot #68	Would set precedent
Lot #65	Would set precedent
Lot #64	Would set precedent
Lot #112	Would set precedent
Lot #78	Height
8101 E. Theresa	Would set precedent
8042 E. Theresa	Height
8059 E. Maria	Height
8097 E. Rita	Height



Attachment 3

**AFFIDAVIT OF POSTING  
PUBLIC HEARING NOTICE**  
Under Consideration Posting

CASE NUMBER: 301-PA-2003  
PROJECT NAME: First National Bank of Arizona  
LOCATION: 17600 N. Perimeter Drive  
SITE POSTING DATE: \_\_\_\_\_  
APPLICANT NAME: John V. Berry, Beus Gilbert  
SIGN COMPANY NAME: America's Instant Signs  
PHONE NUMBER: 602-404-0009

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Picture/s of site posting/s have been submitted.

Martha West  
Applicant Signature

June 30/04  
Date

Karen Stoll  
Notary Public

Acknowledged before me this 30<sup>th</sup> day of June 2004

My commission expires 7-13-2004



Return completed, notarized affidavit AND pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251  
480-312-7000

File: FIN3HQ -

# EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

## Neighborhood Open House Meeting:

Date/Time: 04/21/04 6:00 pm

Location: 17600 N. Perimeter Drive, Cafeteria

Site Address: NWC of Perimeter & Princess Drives, Scottsdale

Project Overview: Existing Zoning: I-1 PCD

Proposed Zoning: I-1 PCD with amended development standard

Description: Request modification to height development standard from 36 ft. to 56 ft. for proposed office building (approx. 84,000 building area and proposed parking structure 89,400 gsf) on 16.6 acres

### Applicant/Contact:

John Berry, Beus Gilbert

480-429-3003

jberry@beusgilbert.com

### City Staff Contact:

Tim Curtis

480-312-4210

tcurtis@scottsdaleaz.gov

Pre-Application Case No: 301-PA-2003

Case File Available at City of Scottsdale: 480-312-7000

Project Info: [www.scottsdaleaz.gov/ProjectsInProcess](http://www.scottsdaleaz.gov/ProjectsInProcess)

Posting Date: 04/08/04

# EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

## Neighborhood Open House Meeting:

Date/Time: 04/21/04 6:00 pm

Location: 17600 N. Perimeter Drive, Cafeteria

Site Address: NWC of Perimeter & Princess Drives, Scottsdale



# BEUS GILBERT

PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3061

Attachment 4

April 2, 2004

Dear Perimeter Center Property Owner:

**Re: Case #301-PA-2003 – Notice of Neighborhood Meeting – Northwest Corner of  
Perimeter Drive and Princess Drive**

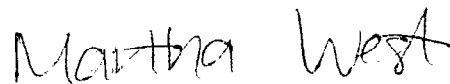
The purpose of this letter is to advise you that an application is proposed to be submitted to the City of Scottsdale to modify the height development standard for the property located at the northwest corner of Perimeter Drive and Princess Drive in the Perimeter Center.

The property owner proposes maintain the existing I-1 PCD zoning and add an amended development standard for height from 36ft. to 56ft. The proposed modification would allow the future First National Bank headquarters just south of the existing office building located on the west side of Perimeter Center to be constructed at a height of 56ft. rather than the currently allowed 36 ft.

**You are invited to learn more about the proposal just following the Perimeter Center Property Owners Board meeting in April 13, 2004 at approximately 1:30pm. This will be an opportunity to learn more about the proposed project, to provide public input, and to ask questions. The meeting is scheduled to be held at 8541 E. Anderson, Suite 107, Scottsdale, Arizona 85255 (Suite 107 is a vacant suite at the corner of Hartford and Anderson and faces the courtyard.**

For added information, I am attaching a site plan/location map and an elevation of the proposed building. Please call me at 480-429-3061 or send an email to [mwest@beusgilbert.com](mailto:mwest@beusgilbert.com) if you have questions or need additional information. The City of Scottsdale Coordinator for this case is Tim Curtis. He can be reached at 480-312-4210.

Sincerely,



Martha M. West  
Sr. Planning Consultant

cc. Tim Curtis  
John Maus  
Shelley Miller  
John V. Berry

Attachment



**BEUS GILBERT**  
P.L.L.C.

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3061

April 16, 2004

Dear Property Owner or Homeowners Association Representative:

**NOTIFICATION OF MEETING DATE CHANGE**

**Re: Case #301-PA-2003 – Notice of Neighborhood Meeting -- Northwest Corner of Perimeter Drive and Princess Drive**

The purpose of this letter is to advise you that an application is proposed to be submitted to the City of Scottsdale to modify the height development standard for the property located at the northwest corner of Perimeter Drive and Princess Drive in the Perimeter Center.

The property owner proposes to maintain the existing I-1 PCD zoning and add an amended development standard for height from 36ft. to 56ft. The proposed modification would allow the future First National Bank headquarters just south of the existing office building located at the immediate northwest corner of Perimeter Drive and Princess Drive to be constructed at a height of 56ft, rather than the currently allowed 36 ft. This height modification change does not affect the proposed 2-level parking structure proposed to be built within the existing height limitation of 36 ft.

You are invited to attend the neighborhood open house meeting scheduled to provide you with the opportunity to learn more about the proposed project, to provide public input, and to ask questions. **The meeting has been re-scheduled to be held at 17600 Perimeter Center (Cafeteria) on May 6, 2004 at 6:00 – 7:00pm. Please enter the building on the west side at the south end.** For added information, I am attaching a site plan/location map and an elevation of the proposed building and the existing building on the site.

The City of Scottsdale Coordinator for this case is Tim Curtis. He can be reached at 480-312-4210 or [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov). Please call me at 480-429-3061 or send an email to [mwest@beusgilbert.com](mailto:mwest@beusgilbert.com) if you have questions or need additional information.

Sincerely,

*Martha West*

Martha M. West  
Sr. Planning Consultant

cc. Tim Curtis  
John Maus  
John V. Berry

**First National Bank of Arizona  
Neighborhood Meeting  
17600 Perimeter Drive -- Bank Building Cafeteria  
May 6, 2004  
6:00 – 7:00 p.m.**

**First National Bank Representative:**

- Jon Maus, Univest
- Bob Rakowski, Choice Zoning Group

**Project Architect:**

- Mike Edwards, DFD Cornoyer Hedrick

**Applicant Representative:**

- John V. Berry, Beus Gilbert PLLC
- Martha West, Sr. Planning Consultant, Beus Gilbert PLLC

**Attendees:**

- 4 homeowners/property owners from the Stonebrook 2 neighborhood
- 1 property owner from the Perimeter Center

**Graphic Material Available for View at the Meeting:**

- site plan
- context aerial noting existing and approved buildings and their heights located between 82<sup>nd</sup> Street and the project site
- color elevation
- aerials noting distances between Stonebrook 2 homes and the proposed building
- cross sections illustrating visibility from points west and south of the proposed new building

**Meeting Summary:**

- Project team representatives introduced themselves to the residents in attendance.
- John Berry provided a brief background regarding the first National Bank of Arizona; it is the largest bank headquartered in Arizona and has 1,550 employees
- John indicated that he proposed to do more listening than talking, so the team can hear from meeting participants
- John shared plans for the proposed building, including an aerial showing what development has taken place or is proposed in the area
- John described the St. Jude's (Pacesetter) project, located immediately east of the Stonebrook 2 neighborhood, where an existing 27' building is

approved along with two 50' office buildings and a 30' high [parking structure]. This property was rezoned from I-1 PCD to PCP PCD.

- A participant asked if the two proposed 50' building will be built. John said he did not know, but based on the approval, they could be built
- John clarified that the proposed project is not proposed to be rezoned. Under the existing I-1 PCD zoning, the applicant can request amended standards; the only amended standard being requested is for the height of the proposed building
- John clarified a misunderstanding regarding the meeting notification letter. Some neighbors had misunderstood and thought that the proposed parking structure was also proposed to be 56'. John explained that in fact the parking structure will be one level at grade and one level above, for a height of 14'
- John stated that the perimeter landscaping around the proposed bank project is very lush
- A participant indicated he did not like the color of the existing bank building
- John described the height of the existing building. It is only a 2 story building. However, there is a 20+'parapet wall on top of the second story, making the building effectively appear to be 56' in height
- The height of the proposed building, not including its mechanical space is 56' – about the same height as the existing bank building with its parapet added
- The new building will not have that elaborate parapet, just mechanical area screening at a height of 12-16'
- A participant was surprised that any portion of the existing building would exceed 36' in height. He thought all buildings were limited to 36' so that views were not impeded
- John explained the way the City calculates height
- John presented the cross sections
  - View from Michele/82nd looking to new building
  - View from Michele/82nd looking to existing building
  - The above views if you were standing at the second story of a 2 story home
- John concluded that if you lived in a 2 story home, you would see the top of the proposed building; if you were standing on the road, you could not see the proposed building
  - View from mid-point on 82<sup>nd</sup> -- you would see no part of the new building because the 50' approved Pacesetter building would be a complete obstruction
- A participant asked how long construction will take
- John said 1 year from start of construction
- A participant asked about the impact on property values

- John replied that it would be expected that both residential and commercial values in the area will increase as the Perimeter Center building out with high quality buildings
- A participant commented that he has a problem with the precedent this case may establish
- A participant said that he had his lot premium removed because he was made aware of the 50' height of the Pacesetter building when he bought into Stonebrook 2
- A participant said he has concerns about any deviations from the know zoning limitations; all development should live within the confines of the current ordinance requirements. If the building can be lowered to be the same as the existing bank building next door, then do that
- A participant said he would like to see a sketch of what obstruction he would have from his office building south of the proposed bank building. He felt the 36' to 56' deviation is huge

John committed the team to coming back and having a meeting with the neighbors again and show changes that would respond to the issues raised at this meeting.

#### ***Attachments***

- Sign-in sheets
- Comment cards

First National Bank of Arizona  
 NWC Princess Drive & Perimeter Drive  
 Neighborhood Outreach Meeting – Thursday, May 6, 2004 6:00 pm  
 Case # 301-PA-2003

NAME (please print)	ADDRESS	PHONE #
PON MEYER	8076 E. MICHELLE DR.	(480) 473-2976
ED GOODMAN	8058 E. THERESA DR	480-473-7848
BK Boreyko	8322 E. Hartford Dr	480-927-8800
STEVE SCHWARTZ	8172 E. MICHELLE DR	502-2867
DAVID FULK	8131 E. MICHELLE DR	485-5955
DONOVAN ZIMMERMAN	17851 N. 81 <sup>st</sup> WAY 17905 N. 81 <sup>st</sup> WAY	(480) 948-7871

NEIGHBORHOOD OUTREACH MEETING -- Comment Sheet

First National Bank of Arizona -- NWC Princess Dr. & Perimeter Dr. CASE # 301-PA-2003

May 6, 2004 6:00 pm

NAME: DONNA Zimmerman

PHONE NUMBER: (480) 948-7871

☐ I Support This Request ☒ I Do Not Support This Request ☐ I Have No Opinion

COMMENTS:

AB DESIGN JO INTERESTED IN REVISION OPTIONS

Please return to applicant representative

NEIGHBORHOOD OUTREACH MEETING -- Comment Sheet

First National Bank of Arizona -- NWC Princess Dr. & Perimeter Dr. CASE # 301-PA-2003

May 6, 2004 6:00 pm

NAME: DAVID & PAMELA FULK

PHONE NUMBER: 480 483 5955

☐ I Support This Request ☒ I Do Not Support This Request ☐ I Have No Opinion

COMMENTS:

DO NOT WANT TO SEE PRECIDENT SET FOR HEIGHT  
LIMITATION. LOWER TO MATCH 36' USUAL: HEIGHT of  
CURRENT BUDG.

Please return to applicant representative



**First National Bank of Arizona  
Neighborhood Meeting  
17600 Perimeter Drive -- Bank Building Cafeteria  
June 10, 2004  
6:00 – 7:00 p.m.**

**First National Bank Representative:**

- Gary, First National Bank of Arizona
- Jon Maus, Univest
- Bob Rakowski, Choice Zoning Group

**Project Architect:**

- Mike Edwards, DFD Cornoyer Hedrick

**Applicant Representative:**

- John V. Berry, Beus Gilbert PLLC
- Martha West, Sr. Planning Consultant, Beus Gilbert PLLC

**Attendees:**

- 2 homeowners/property owners from the Stonebrook 2 neighborhood
- 5 property owners/representatives from the Perimeter Center

**Graphic Material Available for View at the Meeting:**

- site plan
- context aerial noting existing and approved buildings and their heights located between 82<sup>nd</sup> Street and the project site
- color elevation
- aerials noting distances between Stonebrook 2 homes and the proposed building
- cross sections illustrating visibility from points west and south of the proposed new building

**Meeting Summary:**

- Project team representatives introduced themselves to the residents in attendance.
- John commented that none of today's participants were at the May 6<sup>th</sup> meeting. Accordingly, he would go over the basic background on the case as he did on May 6<sup>th</sup>
- John shows what could be built under existing zoning, including the St. Jude's project (existing 27' building, two 50' buildings, and one 30' garage)
- The FNBHQ building will be directly south of the building Metris originally built; the proposed building is approximately ½ of the size of the existing building
- John indicated the the bank is headquartered in Arizona

- John described the proposed parking structure—it is within current zoning regulations – 14' high, 2 levels; the second level is at 9' above grade, with 3-1/2 to 4' of screening
- John showed project elevations – the existing building is 56' to top of screening parapet; the architect had made an architectural statement with the 20' parapet (a screening & decorative element)
- The bank wanted to build a second building at 56' with a 20' parapet to create architectural consistency; that would be a total height of 76'
- This height was the major issue at the last meeting
- People said we don't see the building but we don't want to add a building 20' taller than the existing building
- They asked the team to find a way to make the proposed building 56', like the existing building
- John said that the existing building is 2 stories, 56'; the proposed building was reduced to 4 stories, 56' like the neighboring building
- A participant asked if the St. Jude's building could still be 50' in height if St. Jude's sells the property. John answered that they could since the approval runs with the land
- John shared the cross sections viewed at the last meeting. 82<sup>nd</sup> Street is approximately 2 football fields away. 1 story homes at Stonebrook won't see anything; 2 story homes will barely see the top of the proposed building
- If St. Jude's adds the 50' buildings, neither 1 nor 2 story homes will see the proposed bank building
- John shared the site plan with participants and pointed out how the mechanical space of the proposed building has been reduced – only for elevator over run and fire escape route
- John explained that the architectural element provided to hide the elevator and stairwell has been reduced by 10' in height and has been minimized to serve as a screening element only; the new building to its very top will be 62' in height
- The zoning regulation modification needed is from 36' to 56', based on how height is defined in the zoning ordinance
- John indicated that the existing building could be built again just south it without any zoning modifications
- A participant asked about the impact of the change on Stonebrook 2 property values
- Jon Maus responded that this is a unique residential/commercial area. In other parts of the country, as the employment base increases, people will love to live and work in the same area. He expects that that is why Stonebrook 2 will be a much sought after place to buy a home. Perimeter Center has a platinum reputation; the CC&R's require major landscape improvements and mature trees; the expectation is for high quality and interesting architecture

- A participant said she would not like to see one building much taller than others around it
- John said that he can only speak for this property owner, who would rather build up with additional height than spread a lower building over more of the property surface
- A participant said that the existing building looks massive; she is worried about the precedent
- John said that fear is justified; as jobs increase, so will the density of development
- A participant stated that the precedent may be set for others to pursue additional height
- John said he can only speak about this property owner's intentions. The bank wants to be part of the community. Already the bank has listened to the concerns raised; the height of the proposed building has been reduced. If the next guy treats height as a right and is not prepared to be a good neighbor, then neighbors should fight the proposal. Every case must stand alone and on its own merits
- Gary said this is a family-owned bank; this is not a bank for sale. It is privately held. The bank will not be sold in his lifetime; this bank has been built by a multi-generational family. There are 300 employees in the building and growing. The average wage is \$70,000. People who work here will want to be moving to Stonebrook 2. He believes that the higher building leaves a smaller footprint on the ground, allowing for more open space/landscaping
- John added that if neighbors fear the blocking of views, we know that will not happen. If neighbors fear loss of value, he just does not see that as a possibility. If the fear is what other commercial owners might want to do, neighbors need to remember that they need to come and ask neighbors. Neighbors have the ability to encourage these owners to do the right thing that will work for residential neighbors
- A participant asked what the neighborhood notification requirement is.
- John explained that it involves a notification letter, a neighborhood meeting, and additional posting and notification of both the Planning commission and City Council hearings
- John added that the first National Bank wants neighbors support and to be welcomed into the neighborhood
- A participant asked about the footprint of the existing and proposed building
- John said the existing building has a 70,000 sq.ft. footprint. The proposed building is planned to have a 20,000 sq.ft. footprint
- A participant asked where the 36' height limitation originated
- John replied that that is the maximum height of office buildings all over the city, except for Downtown – this was a decision by elected officials many years ago. It may not make as much sense today. However, the City wants to have control on a case-by-case basis
- A participant asked how height is a benefit

- Mike explained that with a smaller building footprint, there is more at-grade room for more landscaping and open space. With height, the architect can do step backs and shadowing that reduces the apparent impact of a building
- A participant said he welcomed this building. It is more in proportion that the existing building Metris built. Perimeter Center is the Paradise Valley of commerce parks in the metropolitan area. Scottsdale will be very tough.
- Mike added that this building must be reviewed by the Perimeter Center architectural review committee, not just City review

***Attachments***

- Sign-in sheets
- Comment cards

First National Bank of Arizona

NWC Princess Drive & Perimeter Drive

Neighborhood Outreach Follow-up Meeting - Thursday, June 10, 2004 6:00 pm

Case # 301-PA-2003

NAME (please print)	ADDRESS	PHONE #
Don Swolin "BK Boreyko"	8322 E Hartland Dr Scottsdale	480-927-8692
LESLIE LERMAN	8149 E. MICHELLE DR 85255	480 991 0010
CAROL MULLOY	8093 E. Theresa Dr 85255	623-521-1500
Roger Duenas	17500 N. Perimeter Dr.	480-538-3010
N. Riazati 8600 E. Anderson	8800 E. Anderson	480-620-8888
<del>7800 N. Primita Drive</del>		
Houros Moshir	7800 N. Primita Drive Scottsdale AZ 85255	602-790-0980 <del>480-970</del>
Shah Varahmeyer	Same as <del>Sh</del>	4-620 9544
May Mazon	8845 E. Buhl	480 510 3734

June 10, 2004 6:00 pm

NAME: Snah Varahremyan PHONE NUMBER: 480 620 9544  
☒ I Support This Request ☐ I Do Not Support This Request ☐ I Have No Opinion

COMMENTS:

— Good Job  
— Good Design  
— I wish all the Bldg.  
were of same quality

Please return to applicant representative

June 10, 2004 6:00 pm

NAME: LESLIE LERMAN PHONE NUMBER: 480 991 0010  
☒ I Support This Request ☐ I Do Not Support This Request ☐ I Have No Opinion

COMMENTS:

The Bank of Az is a desirable neighbor  
Thank you for the opportunity to comment.

Please return to applicant representative

File

**BEUS GILBERT**  
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD  
SUITE 6000  
SCOTTSDALE, ARIZONA 85251-7630  
(480) 429-3000  
FAX (480) 429-3100

WRITER'S DIRECT LINE  
480-429-3061

FNBHQ - Perimeter  
Center

Attachment 8

May 25, 2004

Dear Property Owner or Homeowners Association Representative:

**NOTIFICATION OF FOLLOW UP MEETING**

**Re: Case #301-PA-2003 – Notice of Neighborhood Meeting -- Northwest Corner of Perimeter Drive and Princess Drive**

In our previous letter to you dated April 21, 2004, we discussed the application proposed to be submitted to the City of Scottsdale to modify the height development standard for the property located at the northwest corner of Perimeter Drive and Princess Drive in the Perimeter Center.

The property owner proposes to maintain the existing I-1 PCD zoning and add an amended development standard for height. We had a very productive meeting with Stonebrook 2 residents and commercial property owners in the area on May 6, 2004. Based on this discussion, we are proposing a reduction of the proposed height of the future building from the 56 ft. plus mechanical screening we originally proposed. The proposed reduction would allow the future office building just south of the existing First National Bank office building to be constructed at a height equal to the existing building, plus some minor additional height for the mechanical screening. This height modification change did not and does not affect the proposed parking structure which is 14 ft. high.

You are invited to attend a follow up neighborhood meeting to provide you with the opportunity to view and discuss the changes proposed as a result of discussions with neighbors who attended the May 6, 2004 meeting. **The follow up meeting has been scheduled to be held at 17600 Perimeter Center (Cafeteria) on June 10, 2004 at 6:00 – 7:00pm. Please enter the building on the west side at the south end.**

The City of Scottsdale Coordinator for this case is Tim Curtis. He can be reached at 480-312-4210 or [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov). Please call me at 480-429-3061 or send an email to [mwest@beusgilbert.com](mailto:mwest@beusgilbert.com) if you have questions or need additional information at this time.

Sincerely,

*Martha West / elm*

Martha M. West  
Sr. Planning Consultant

cc. Tim Curtis  
John Maus  
John V. Berry

UNIVEST

1400 FINOVA CORPORATE CENTER  
4800 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85251  
(480) 421-6700

JOHN R. MAUS  
(480) 421-6707

February 18, 2004

Shelley Miller  
Case, Huff & Sanchez  
340 E. Palm Lane  
Phoenix, AZ 85004-4528

602-252-9300

Attachment 3

**RE: FNBA HQ - PHASE 2 BUILDING**

Dear Shelley:

Attached are two PDF files containing preliminary information on the planned phase 2 building at the First National Bank of Arizona headquarters site. One file contains a site plan the other contains a preliminary elevation. As you can see we are planning to build a 4 story, 80,000 SF, class A office building on the pad immediately to the south of the existing building, and we are planning a one level parking deck to the west of the buildings.

We are presently in the early stages of our zoning and design review approval process with the City of Scottsdale. We are seeking a amendment to the zoning to allow for the building to be 54 feet in height as opposed to 38', basically allowing for a fourth floor to be added. We are also requesting a variance to allow our signage on the new building to be placed in the same floor location as if it were a three-story building.

While we have received City staff support for the project, pursuant to City of Scottsdale policies we are required to have a "neighborhood" meeting to review our requested zoning amendments. Tim Curtis our planner indicated that we could do this in conjunction with the PCOA meeting if it is open to all property owners in the Perimeter Center and is included on an agenda sent to the owners. Therefore, as we discussed, I am providing you with this preliminary information with a request to have our project included on your March 2004 PCOA Board Meeting agenda. If there are any costs associated with mailing the agenda to a larger group than normal we would be happy to reimburse the Association for those costs.

This new building will become the executive offices and national headquarters for First National Bank, and it is an important part of their growth plans. I would be happy to discuss this project with you or any of the PCOA directors prior to the meeting. Also, we have a scaled massing model that we will be able to bring to the meeting for review. Of course I, along with FNBA representatives, will be in attendance and happy to answer any questions that might be asked.



Finally, we appreciate the opportunity to conduct this meeting in conjunction with the PCOA meeting. Should there be any problem with this please let me know so that we might make other arrangements. Please call me at your earliest opportunity with any questions regarding our request or the project.

Thank you.

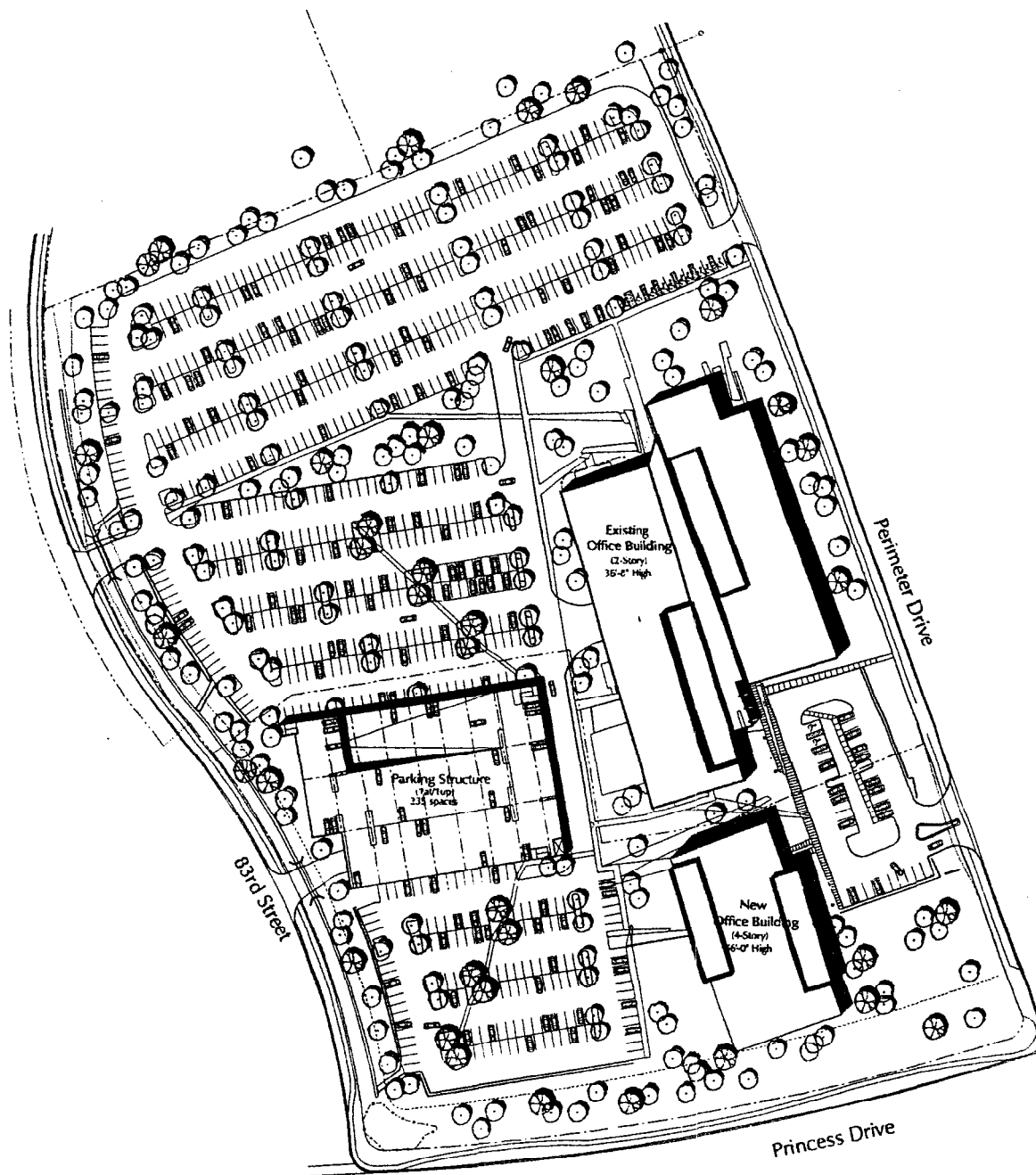
Warmest regards,

A handwritten signature in black ink, appearing to read "John R. Maus". The signature is fluid and cursive, with the first name "John" being the most prominent.

John R. Maus  
Managing Director

Encl.\

cc: Ray Lamb  
FNBA Rezoning File  
Martha West - Beus Gilbert



## Site Plan

### Existing Office Building:

Site Area: 9.48 acres (412,900 sf)  
 Building Area: 140,000 gsf (128,000 rsf)  
 Parking Provided: 640 spaces (5.0/1000rsf)

### New Office Buildings:

Site Area: 7.17 acres (312,150 sf)  
 Building Area: 84,000 gsf (80,000 rsf)  
 Parking Provided: 400 spaces (5.0/1000rsf)

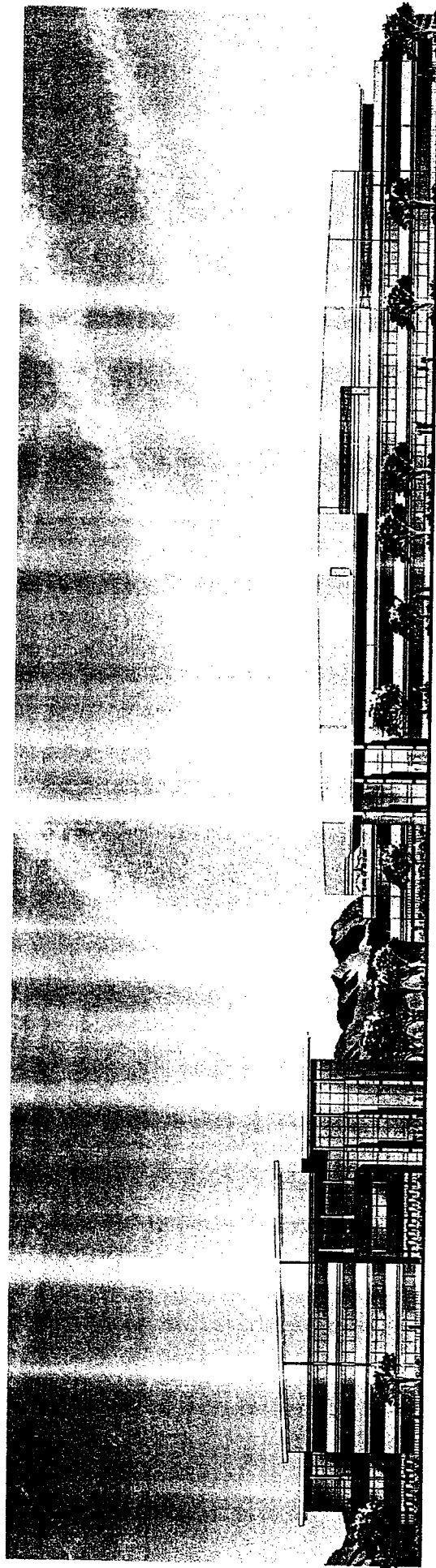


UNIVEST  
 interior architecture  
 space planning  
 furniture management  
 floor planning  
 landscape architecture  
 graphic design

First National Bank of Arizona  
 Scottsdale, Arizona

0362  
 17-MAR-02

UNIVEST



Efficiency of the stock

**SUBJECTS**

**FIRST NATIONAL BANK of ARIZONA**  
Scottsdale, Arizona

UNIVEST



# THE PERIMETER CENTER

THE PERIMETER CENTER SCOTTSDALE, ARIZONA  
OWNERS ASSOCIATION

---

November 10, 2004

UNIVEST

Attn: John R. Maus  
4800 N. Scottsdale Rd. Suite 1400  
Scottsdale, AZ 85251

Re: The Perimeter Center  
First National Bank Headquarters  
Architectural Review of Lots 26 through 29 and Lots 39 through 42

Dear Mr. Maus:

The Perimeter Center has reviewed the City of Scottsdale's 'Planning Commission Report' for the proposed project of a four-story office structure on the above mentioned Lots, and is in support of the project.

The building height has been reviewed. The Perimeter Center approves this issue with the condition that the City of Scottsdale zoning approves the project.

After the City of Scottsdale approves the project, please submit final design plans to The Perimeter Center for a complete design guidelines review.

The Perimeter Center appreciates your involvement with the owners association.

Sincerely,

Tony Sutton  
Owners Association President

November 7, 2004

Mr. David Gulino  
Chair  
Scottsdale Planning & Zoning Commission  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona

Dear Mr. Gulino and Commission Members,

My name is Ken Brown and I reside at 8170 E. Theresa Drive, Scottsdale, Arizona, in the Stonebrook 2 community.

I am unable to attend the Planning & Zoning Hearing on November 10, 2004, but I wanted to voice my support for the First National Bank of Arizona request to build a new headquarters at the northwest corner of Perimeter Drive and Princess Drive.

Please support their request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36' to 50'7" plus the mechanical screening. First National Bank of Arizona has been a wonderful neighbor and I am confident that they will continue to be so. They have taken the time to reach out to the community to get our support for the project. They and their representatives have held several community meetings and even went door-to-door to explain the project.

First National Bank of Arizona deserves your support. Thank you.

Sincerely,



Ken Brown  
8170 E. Theresa Drive  
Scottsdale, AZ  
480-538-0100

**McClay, Doris**

---

**From:** Loddmark@aol.com  
**Sent:** Wednesday, November 10, 2004 4:26 PM  
**To:** dmcclay@scottsdaleaz.gov  
**Subject:** Cut & Paste copy of letter

Dee Hester,

We met most recently at the Scottsdale Stonebrook II HOA meeting last month at the Mustang Library where we discussed the 2nd request (19-ZN-2004) filed for a height variance for the proposed structure on the Northwest corner of Princess and Perimeter Drive. My feeling was that we were of like mind in our opinion of the proposal and of the potentially negative impact to the homeowners after our discussion. The builders met with a forum of homeowners in May, and apparently acquiesced by formal letter to the homeowner's desires to adhere to the zoning codes and to not seek further variances for the project.

After getting a "free look" at the concerns and defense of the homeowners and in essence abdicating their desire (hypothetically) to seek zoning changes, they refiled seeking the same changes.

This weekend, an agent for the builder came door-to-door in the community seeking homeowner's signatures to "sign off" on the changes. He told me that the President of the HOA as well as the Treasurer have already signed off and agreed to the concessions. If in fact the Board of the HOA supports these changes, perhaps you can explain to me their rationale so that I can be enlightened to the potential benefits HOA members will derive. If they haven't signed off on the changes, perhaps individuals canvassing for neighbor's signatures should not misrepresent board members wishes.

Mark Lodd  
17779 N 81 Way  
Scottsdale, AZ 85255

CC Tim Curtis; City of Scottsdale 480 312-4210  
Martha West; Sr. Planning Consultant Beus Gilbert Attorneys  
Patti Smith AAM; Board of Directors HOA  
Dee Hester HOA

11/10/2004



## *Coalition Of Pinnacle Peak, Inc.*

8912 East Pinnacle Peak Road, PMB 275 • Scottsdale, AZ 85255

email: [COPPpeak@copppeak.org](mailto:COPPpeak@copppeak.org)

website: [www.COPPpeak.org](http://www.COPPpeak.org)

November 4, 2004

Planning Commission  
7447 E. Indian School  
Scottsdale, AZ 85251

Re: (1) First National Bank of Arizona 19-ZN-2004  
(2) Corporate Enhancement 18-ZN-2004

Dear Commissioners:

These two applications will be heard by the Commission on November 10. Both have requested an amendment to the PCD district building height limitation from 36 feet to 56 feet. In the case of the bank, a building height of 50.7 feet is proposed, but still well over the PCD zoned limitation.

In the past, the bank was granted approval of its existing building for an architectural and cosmetic improvement that brings the height of the building to 50 feet. We believe this was a mistake that should not be repeated for the proposed building. The existing building has only three floors that could have easily been limited to 36 feet without the excessive rooftop embellishment that serves no functional purpose.

Corporate Enhancement makes the argument that since the parcel is alongside 101, it should be allowed to increase the height so that the upper floor occupants will be able to look over the highway. Of course, this is not a legitimate land use issue nor does it take into consideration the fact that an increased height will be a detriment to other property owners and the public whose views will be obstructed as a result.

In addition to the height increase, Corporate Enhancement wants to increase the Floor Area Ratio limitation to 0.65 from 0.60 as required under the PCD zoning. On its face, we find no land use reason to support this request.

The Coalition has opposed height increases in the Perimeter Center and also helped to establish low-scale maximum height guidelines (including rooftop appurtenances) in Horsemen's Park with the cooperative support of the property owners and the City. The Horsemen's Park guidelines include the use of the Perimeter Center CC&Rs to provide sound architectural design and build-out.

The primary concern was and still is to provide unimpeded views to the mountains that make both areas such attractive yet viable places for commercial development. We believe that a policy to keep buildings within the 36 foot limit reinforces the open character of the Perimeter Center and is in keeping with the thrust of ESLO and other land use ordinances established by the City to promote the desert and mountain vistas in this part of the community.

The Perimeter Center, with great foresight, has been established as a premier commercial and industrial area that is the envy of surrounding communities. Its landscaping, street setbacks and low scale buildings have created an environment that speaks volumes about how good planning can achieve the unique community that is Scottsdale. It and Horsemen's Park will serve as a desirable and important guide for the future development of State Land to north of these developments.

We urge you to recommend a denial of the two applications for increased building heights and the application by Corporate Enhancement for an increased FAR.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob Vairo".

Robert J. Vairo, President  
(for) The Board of Directors



**Curtis, Tim**

---

**From:** BK Boreyko [bk@newvision.com]  
**Sent:** Monday, November 01, 2004 4:02 PM  
**To:** Curtis, Tim  
**Subject:** RE: Proposed First Nat. Bank building

Tim - Thanks for keeping me in the loop. I've spoken with the owners and I know think that this project will increase property values. I'm for it even though I will lose some of my view. Thanks, BK

---

**From:** Curtis, Tim [mailto:tcurtis@scottsdaleaz.gov]  
**Sent:** Monday, November 01, 2004 3:25 PM  
**To:** BK Boreyko  
**Subject:** RE: Proposed First Nat. Bank building

BK,  
The application to increase building height for this property will be heard by the Planning Commission on November 10, 2004, and then by the City Council at a future date (Case 19-ZN-2004). After your email was sent in April, the applicant held neighborhood meetings and sent correspondence to update those concerned about the proposal. I am curious to know if you had a chance to learn more about the proposal and if you are still opposed to this request.  
Let me know,  
Thanks,  
Tim Curtis  
City of Scottsdale

-----Original Message-----

**From:** B.K. Boreyko [mailto:bkboreyko@newvision.com]  
**Sent:** Tuesday, April 13, 2004 1:39 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Cc:** Mayor Mary Manross; Elyse Strumlauf  
**Subject:** Proposed First Nat. Bank building

Tim-

I own the building located at 8322 East Hartford, right across the street from the proposed 56 ft., 4 story First National Bank building (case #301 - PA-2003). They are petitioning the city for a variance from the current 36ft. height to 56 ft. I'd like to let you know that I strongly oppose this request. I moved my company and its 101 employees from Tempe to Scottsdale two years ago October. I live at 11457 East Bella Vista Drive in Scottsdale and have lived in this city for over 30 years. The main reason for the move was the environment and views of this location. To have a 4 story building block the views of Pinnacle Peak and the McDowell's from my office would be something I would think about everyday. I request tht you review this matter carefully and consider visiting my building to see firsthand how this change would damage my property values and negatively effect the entire Perimeter Center development.

Thank you for your consideration,

BK Boreyko

p.s. Tell Mary I voted for her last month and she's got my vote again next month :-)

**new VISION**

BK Boreyko

live long. live free.

8322 East Hartford Drive

11/01/2004

*President & CEO*  
bk@newvision.com  
newvision.com

Scottsdale, AZ 85255  
tel: 480-927-8800  
fax: 480-927-8988

*Powered by Plaxo*

*Add me to your address book.*

*Want a signature like this?*

11/01/2004

**Curtis, Tim**

---

**From:** Paul Breckner [pbreckner@datasales.com]  
**Sent:** Monday, November 01, 2004 4:22 PM  
**To:** Curtis, Tim  
**Subject:** RE: Case #301-PA-2003 First National Bank

Tim- Thanks for your note. I am familiar with the proposed amendment, have read the Case fact sheet and I am still AGAINST the proposed re-zoning. Their argument that 'the site accommodates this building with a 15% to 24% increase in landscaping' does not offset the difference in scale with the other properties in the Perimeter Business Park. You and your staff have done a wonderful job with the Perimeter park to date, please hold your ground against this 156% proposed height increase.

The park was never intended to have "billboard" size buildings that could be viewed from the 101!

As an owner of 8388 Hartford, I am against this proposal.

Thank You \_Paul Breckner

-----Original Message-----

**From:** Curtis, Tim [mailto:tcurtis@scottsdaleaz.gov]  
**Sent:** Monday, November 01, 2004 4:27 PM  
**To:** 'Paul Breckner'  
**Subject:** RE: Case #301-PA-2003 First National Bank

Paul,  
 The application to increase building height for this property will be heard by the Planning Commission on November 10, 2004, and then by the City Council at a future date (Case 19-ZN-2004). After your email was sent in April, the applicant held neighborhood meetings and sent correspondence to update those concerned about the proposal. I am curious to know if you had a chance to learn more about the proposal and if you are still opposed to this request.  
 Let me know,  
 Thanks,  
 Tim Curtis  
 City of Scottsdale

-----Original Message-----

**From:** Paul Breckner [mailto:pbreckner@datasales.com]  
**Sent:** Wednesday, April 21, 2004 7:40 AM  
**To:** "Tim Curtis"  
**Cc:** jpederson@datasales.com; billbreckner@datasales.com; bbreckner@datasales.com  
**Subject:** Case #301-PA-2003 First National Bank

Tim - I am one of the owners of 8388 Hartford in the Perimeter center. It has come to our attention that a proposed re-zoning of a parcel within the perimeter center is up for public and neighborhood input. I would like you to know that we are AGAINST the proposed re-zoning. The height proposal of 36 to 56 feet would negatively affect the look of the entire business park! Since I will not be able to attend the meeting on May 6, 2004 I wanted you to know that we intend to support the current height restrictions. The Perimeter Center Association meeting was held April 13, 2004 the majority of the people in attendance were also against this proposal.

I would appreciate a short reply so that I know that you have received and read this response  
 Thank You

11/01/2004

Paul Breckner  
Data Sales Co. Inc  
Main: 952 890-8838  
DID: 952 895-3320  
FAX: 952 890-8917  
email: [pbreckner@datasales.com](mailto:pbreckner@datasales.com)

**Curtis, Tim**

---

**From:** Sonoran@aol.com  
**Sent:** Friday, October 08, 2004 4:11 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** First National Bank of Arizona 19-ZN-2004

Tim:

We will be opposing the request for amended standards of the building height for this application. Please let me know when it will be scheduled for a hearing.

Thank you,

Bob Vairo, President  
Coalition of Pinnacle Peak, Inc.

11/01/2004

**Curtis, Tim**

---

**From:** SueinSunnyAZ@aol.com  
**Sent:** Saturday, April 10, 2004 4:02 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** Scottsdale Stonebrook II Resident

Tim,

I am a resident of Scottsdale Stonebrook II and recently heard about the proposed Bank of America building on Princess/Perimeter. I am opposed to this project because the size of this building will not fit in with the rest of the buildings in the area. Anything that threatens the view of the McDowell Mountains is also unwelcome in my neighborhood. I say no way!

Sincerely,  
Sue Kroger

11/01/2004

**Curtis, Tim**

---

**From:** Robert Kroger [krogknows@cox.net]  
**Sent:** Saturday, April 10, 2004 4:10 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** Case # 301-PA-2003

Dear Mr. Curtis,

I am in receipt of a letter dated April 8, 2004 from Martha West regarding Case # 301-PA-2003.  
I am **strongly opposed** to the proposed 20 foot variance being requested by the applicant.

Residential houses are purchased in Scottsdale Stonebrook 2 with an understanding of the 36 foot height restriction in the surrounding business park.  
There is no sound reason for a variance.

Thank you for your attention to this matter.

Sincerely,

Robert Kroger  
8101 E. Theresa Dr.  
Scottsdale, AZ 85255

11/01/2004

**Curtis, Tim**

---

**From:** B.K. Boreyko [bk boreyko@newvision.com]  
**Sent:** Tuesday, April 13, 2004 1:39 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Cc:** Mayor Mary Manross; Elyse Strumlauf  
**Subject:** Proposed First Nat. Bank building

Tim-

I own the building located at 8322 East Hartford, right across the street from the proposed 56 ft., 4 story First National Bank building (case #301 - PA-2003). They are petitioning the city for a variance from the current 36ft. height to 56 ft. I'd like to let you know that I strongly oppose this request. I moved my company and its 101 employees from Tempe to Scottsdale two years ago October. I live at 11457 East Bella Vista Drive in Scottsdale and have lived in this city for over 30 years. The main reason for the move was the environment and views of this location. To have a 4 story building block the views of Pinnacle Peak and the McDowell's from my office would be something I would think about everyday. I request tht you review this matter carefully and consider visiting my building to see firsthand how this change would damage my property values and negatively effect the entire Perimeter Center development.

Thank you for your consideration,

BK Boreyko

p.s. Tell Mary I voted for her last month and she's got my vote again next month :-)

**new vision**

**BK Boreyko**  
*President & CEO*  
bk@newvision.com  
newvision.com

live long. live free.

8322 East Hartford Drive  
Scottsdale, AZ 85255

tel: 480-927-8800  
fax: 480-927-8988

Powered by Plaxo

Add me to your address book...

Want a signature like this?

11/01/2004



**Curtis, Tim**

---

**From:** Kurt & Nicole [keandne@cox.net]  
**Sent:** Wednesday, April 14, 2004 9:57 PM  
**To:** tcurtis@scottsdaleaz.gov; citycouncil@ci.scottsdale.az.us; mmanross@ci.scottsdale.az.us; wecton@ci.scottsdale.az.us; rlittlefield@ci.scottsdale.az.us; clukas@ci.scottsdale.az.us; nohearn@ci.scottsdale.az.us; dortega@ci.scottsdale.az.us; tsilverman@ci.scottsdale.az.us  
**Cc:** mwest@beusgilbert.com; kurts work email  
**Subject:** Case #301-PA-2003

Dear Mr. Curtis and Member of the Scottsdale City Council:

I was deeply troubled recently when I opened my mail to find a letter of notification regarding Case #301-PA-2003. This case, which requests a variance to modify the height restrictions for property located on the northwest corner of Perimeter Drive and Princess, was truly disturbing. Although it was not stated clearly in the notification letter, the "structure" for which the variance is being consider, appears to be a parking garage. As a member of the Stonebrook II Homeowners Association, I would like to express my adamant opposition to any variance for this height restriction.

For almost four years now I have been an employee of the Grayhawk Community Association. As you know, Grayhawk is located directly north of Stonebrook II. My experience at Grayhawk has taught me what a sensitive issue Scottsdale's height restriction is. I know that the City of Scottsdale has a long history of enforcing such restrictions and is deeply committed to preserving the scenic desert views of North Scottsdale. If granted, the height variance for this parking garage would make the garage more than twice the height allowed by the Environmental Sensitive Land Ordinance. If you are going to grant variances, please do not waste one on a parking garage.

My other concerns include:

1. How this parking garage will look from the CAP basin park, which is currently under construction on the corner of Princess Drive and Greenway Hayden;
2. What type of precedent this will set for future parking garages proposed for our North Scottsdale neighborhood;
3. The fact that the state land, located on the northern border of our community, has been zoned "light industrial". Once that land is auctioned off, our neighborhood will surely have enough of these types of battles to fight.

Although are neighborhood is not the largest in North Scottsdale, the people who live here still rely heavily on the protection of our city ordinances. Please do not make a terrible mistake by granting this absurd variance.

Most Sincerely,

Nicole A. Engelmann  
 8147 E. Maria Drive  
 Scottsdale, AZ 85255  
 (480) 473-9411

11/01/2004

**Curtis, Tim**

---

**From:** Karrie Charlson [KarrieC@cox.net]  
**Sent:** Saturday, April 17, 2004 8:37 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** Case # 301-PA-2003

Dear Mr. Curtis,

I received a letter dated April 8, 2004 from Martha West regarding Case # 301-PA-2003. I am opposed to the 20 foot height increase being requested by the applicant.

I live in a nearby residential area, and was told of the plans for the surrounding area before we purchased. I believe that a height restriction was put in place so that this area would maintain certain standards and visual appeal. The beautiful views of the surrounding desert and mountains for the current commercial and residential neighbors in this area would be jeopardized by the proposed height increase.

Thank you for your attention to this matter.

Sincerely,

Karrie Charlson

11/01/2004

**Curtis, Tim**

---

**From:** Paul Breckner [pbreckner@datasales.com]  
**Sent:** Wednesday, April 21, 2004 7:40 AM  
**To:** "Tim Curtis"  
**Cc:** jpederson@datasales.com; billbreckner@datasales.com; bbreckner@datasales.com  
**Subject:** Case #301-PA-2003 First National Bank

Tim - I am one of the owners of 8388 Hartford in the Perimeter center. It has come to our attention that a proposed re-zoning of a parcel within the perimeter center is up for public and neighborhood input. I would like you to know that we are AGAINST the proposed re-zoning. The height proposal of 36 to 56 feet would negatively affect the look of the entire business park! Since I will not be able to attend the meeting on May 6, 2004 I wanted you to know that we intend to support the current height restrictions. The Perimeter Center Association meeting was held April 13, 2004 the majority of the people in attendance were also against this proposal.

I would appreciate a short reply so that I know that you have received and read this response  
Thank You

Paul Breckner  
Data Sales Co. Inc.  
Main: 952 890-8838  
DID: 952 895-3320  
FAX: 952 890-8917  
email: [pbreckner@datasales.com](mailto:pbreckner@datasales.com)

11/01/2004

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): June Marie Gavin

NAME (Print): JUNE MARIE GAVIN

ADDRESS: 8089 E. RITA DR,

PHONE: 480-419-3359 DATE: 5/2/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Chris Carroll

NAME (Print): Chris Carroll

ADDRESS: P013 946 Tempe, AZ

PHONE: (480) 216-3528 DATE: 5/2/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ RENTER: X BUSINESS: \_\_\_\_\_

8105 E Rita Dr.

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): J. Young

NAME (Print): Jeff Young

ADDRESS: 8137 E. Rita Dr

PHONE: N/L DATE: 8/2/04

E-MAIL ADDRESS: N/A

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Connie Nelson

NAME (Print): Connie Nelson

ADDRESS: 8153 E RITA DR

PHONE: 480-502-0465 DATE: 5/2/03

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:



**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): [Signature]

NAME (Print): Diane Rette

ADDRESS: 8169 E. R.R. Dr.

PHONE: 480-563-3218 DATE: 11/6/01

E-MAIL ADDRESS: dianer143@yahoo.com

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

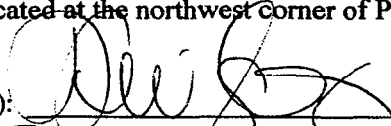
**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):



NAME (Print):

Terri Sheehy

ADDRESS:

8179 e. Reta Dr. 85255

PHONE:

unlisted

DATE:

11-6-04

E-MAIL ADDRESS:

OWNER:

RENTER:

☒

BUSINESS:

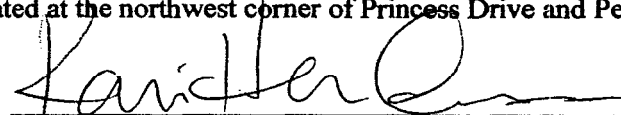
**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):



NAME (Print):

Kari Henderson

ADDRESS:

8111 E. Rita Dr.

PHONE:

480-383-3536

DATE:

11/6/04

E-MAIL ADDRESS:

OWNER:

RENTER:

☒

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Mike McA

NAME (Print): MIKE McALISTER

ADDRESS: 8049 E Rta Dr

PHONE: \_\_\_\_\_ DATE: 11/6/04

E-MAIL ADDRESS:

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): 

NAME (Print): MOGENS DALGARD

ADDRESS: 8083 E. MARLA DR

PHONE: (480) 563-1079 DATE: 5-2-2004

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure with one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Laura Palmeri

NAME (Print): Laura Palmeri

ADDRESS: 8099 E. Maria Dr.

PHONE: (480) 585-2171 DATE: ~~4/2~~ 5/2/04

E-MAIL ADDRESS: \_\_\_\_\_

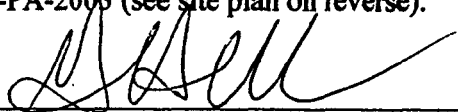
OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):



NAME (Print):

Gayl Howell

ADDRESS:

8171 E. Maria Dr

PHONE:

~~480~~ 480 473 0609

DATE:

2-04

E-MAIL ADDRESS:

gaylhowell@cox.net

OWNER:

☒

RENTER:

☐

BUSINESS:

☐



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Manfred Suchowicz

NAME (Print):

Manfred Suchowicz

ADDRESS:

8168 E. Roca Dr.

PHONE: \_\_\_\_\_

DATE:

5/2/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER:

YES

RENTER: \_\_\_\_\_

BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Alexandra

NAME (Print):

Alexandra Parker

ADDRESS:

8152 East Maria Drive

PHONE:

480 473 2447

DATE:

May 5, 2004

E-MAIL ADDRESS:

OWNER:

RENTER:

☒


BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure with one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):



NAME (Print):

B. Fenter

ADDRESS:

8144 E. MARA DR.

PHONE:

602 740 4430

DATE:

3/2/09

E-MAIL ADDRESS:

Brian.R@RegencyHome.AZ

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Blitlin

NAME (Print):

B. Mitlin

ADDRESS:

8128 E. Maria Dr.

PHONE:

480-585-0365

DATE:

5/2/04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure with one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Eileen Duhigan

NAME (Print): Eileen Duhigan

ADDRESS: 8088 E. Maria Dr

PHONE: 480-585-6753 DATE: 5/5/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

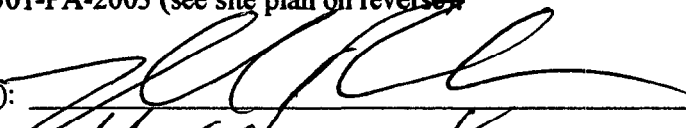
DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

  
Matthew Kruger  
8072 E. Main St  
602-318-9532  
5-8-01  
mkrgad@qnet100.com  
X  
/

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): 1/22

NAME (Print): Rust Engelmann

ADDRESS: 8147 B Maple Dr

PHONE: 475 9411 DATE: 11/6/03

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ✓ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_



**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Frank Harden

NAME (Print): Frank Harden

ADDRESS: 8096 E Maria

PHONE: 480-733-9410 DATE: 11-6-04

E-MAIL ADDRESS: \_\_\_\_\_


OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): 

NAME (Print): Peggy J. Fawcett

ADDRESS: 8075 E. Maria Pk

PHONE: 480-585-8148 DATE: 4/6/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Thomas C. Taylor

NAME (Print): Thomas C. Taylor

ADDRESS: 8056 E. WATKIN DR

PHONE: 480-991-6283 DATE: 11/05/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Diane Kubalik

NAME (Print): DIANE KUBALIK

ADDRESS: 8141 E Theresa

PHONE: 480.563.0164 DATE: 11/06/04

E-MAIL ADDRESS: dianek222@yahoo

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):



NAME (Print):

NOREAD Blankenship

ADDRESS:

8090 E. Theresa Dr.

PHONE:

480-502-0011

DATE:

11/5/04

E-MAIL ADDRESS:

NBlankenship@cox.net

OWNER:

☒

RENTER:

☐

BUSINESS:

☐

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Vera Sistic

NAME (Print): VERA SISTIC

ADDRESS: 8125 E. THERESA DR

PHONE: 480-473-1131 DATE: 11-5-2004

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Marge Letterman

NAME (Print): MARGE LETTERMAN

ADDRESS: 8077 E. Theresa

PHONE: 507-382-5583 DATE: 11-5-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ✓ RENTER: ~~XXXX~~ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER: ☒

RENTER: ☐

BUSINESS: ☐



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Marjorie Mineweaser

NAME (Print):

MARJORIE MINEWEASER

ADDRESS:

8114 E. Theresa Dr.

PHONE:

DATE:

5-5-04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Anna Jean Baker

NAME (Print): ANNA JEAN BAKER

ADDRESS: 8122 E Theresa Dr

PHONE: 480-502-2567 DATE: 5/1/04

E-MAIL ADDRESS:

OWNER: ✓ RENTER:  BUSINESS:

**STATEMENT OF NO OPPOSITION**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Maria Walwork

NAME (Print): Maria Walwork

ADDRESS: 8178 E Thomas

PHONE: 480 573 3062 DATE: 5-2-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

David Patton

NAME (Print):

DAVID PATTON

ADDRESS:

8162 E. THERESA DR.

PHONE:

480-473-2768

DATE:

5-2-04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

*Sandi Baker*

NAME (Print):

SANDI BAKER

ADDRESS:

8133 E Theresa Dr

PHONE:

480 563 2474

DATE:

5/1/04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

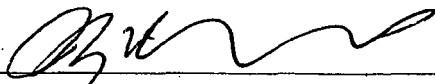
BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):



NAME (Print):

JUNSHAN ZHANG

ADDRESS:

8117 E. Theresa Dr.

PHONE:

502-1589

DATE:

5/1/04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

BUSINESS:



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Connie Zimmerman

NAME (Print): Connie Zimmerman

ADDRESS: 17905 + 17851 N. 81st way

PHONE: 4809487871 DATE: 11-5-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Heather Certo

NAME (Print): HEATHER CERTO

ADDRESS: 17833 N 81ST WAY

PHONE: \_\_\_\_\_ DATE: 11.5.04

E-MAIL ADDRESS: CERTOHOUSE@AOL.COM

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse)

NAME (Signature):

*Grace Rubel*

NAME (Print):

*Grace Rubel*

ADDRESS:

*17559 N. 81<sup>st</sup> Way*

PHONE:

DATE:

*5/5/04*

E-MAIL ADDRESS:

OWNER:

*GR*

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Warren H. Messer

NAME (Print): WARREN H. MESSER

ADDRESS: 17797 ~~A~~ 81<sup>st</sup> Way

PHONE: 480-488-4137 DATE: 5/2/04

E-MAIL ADDRESS: WMesser1@cox.net

OWNER: \_\_\_\_\_ RENTER: ✓ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Reza Janna Dilaaghane

NAME (Print):

Reza Janna

ADDRESS:

17825 N. 80th place

PHONE:

DATE:

5/01/04

E-MAIL ADDRESS:

OWNER:

RENTER:

☒

BUSINESS:

# FIRST NATIONAL BANK OF ARIZONA

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): John Francois

NAME (Print): John Francois

ADDRESS: 17918 W. 80<sup>th</sup> Place

PHONE: (480) 502-2369 DATE: 5-1-04

E-MAIL ADDRESS: JFRANUAZ@COX.NET

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

Charlene Foreman

NAME (Print):

Charlene Foreman

ADDRESS:

17882 N 82nd Pl

PHONE:

4802034111

DATE:

11/6/04

E-MAIL ADDRESS:

charleneforeman@jcdk.com

OWNER:

X

RENTER:

\_\_\_\_\_

BUSINESS:

\_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

Melody Putnam

NAME (Print):

Melody Putnam

ADDRESS:

17804 N. 85th Place Scotts, 85255

PHONE:

4802193224

DATE:

11/05/04

E-MAIL ADDRESS:

melody7345@aol.com

OWNER: \_\_\_\_\_

RENTER: X

BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Christopher De Chiara

NAME (Print):

Christopher De Chiara

ADDRESS:

12792 N. 80<sup>th</sup> PL

PHONE:

480-585-3286

DATE:

5-1-04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

☐

BUSINESS:

☐

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure with one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): M Ansari

NAME (Print): Mahren Ansari

ADDRESS: 17954 N. 80 St

PHONE: 480-563-8179 DATE: 5/1/04

E-MAIL ADDRESS: X

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

VICE Pres of HOA  
J

**STATEMENT OF NO OPPOSITION**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): [Signature]

NAME (Print): Gayl Howell

ADDRESS: 8171 E. Maria Dr

PHONE: ~~980~~ 980 473 0609 DATE: 5-2-04

E-MAIL ADDRESS: gaylhowell@cox.net

OWNER: ☒ RENTER: ☐ BUSINESS: ☐



TREASURER'S  
House

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Connie Zimmerman

NAME (Print): Connie Zimmerman

ADDRESS: 17905 + 17851 N. 81st way

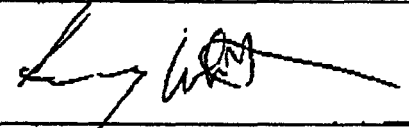
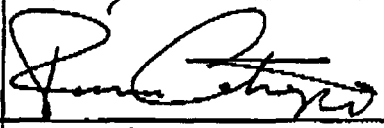
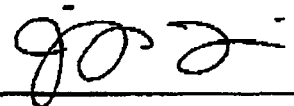
PHONE: 4809487871 DATE: 11-5-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

PETITION

We, the undersigned property owners and residents residing in the Stonebrook 2 community located south of Union Hills Drive and west of 82nd Street do not oppose the request to maintain the existing I-1 PCD zoning and add an amended development standard for height from 36 ft. to 56 ft. to allow a new 84,000 sq.ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 ft. (4 stories). The project will also include a parking structure with one story at grade and 1 story above grade (14 ft. height). The City of Scottsdale Case # is 301-PA-2003 (see site plan on reverse of petition).

NAME (please print)	ADDRESS/PHONE NUMBER	SIGNATURE
Greg Wirt	17743 N. 81st Way	
Bonny Carrigan	17454 N 81st Way	
Jennifer Fisher	8174 E. Rita Dr.	



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): 

NAME (Print): LEWIS J. GREEN

ADDRESS: 8052 E Michelle Dr.

PHONE: 480-302-3882 DATE: 5/3/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 54 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 54 feet (four stories). The mechanical screening will add an additional 8' to the height for a total of 62'. The project will also include a parking structure with one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003.

NAME (Signature): Don Meyer

NAME (Print): DON MEYER

ADDRESS: 9076 E. MICHELLE

PHONE: (480) 473-2940 DATE: 6-27-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Norman Day

NAME (Print):

NORMAN DAY

ADDRESS:

8053 E. MICHELLE DR

PHONE:

480 503-0655

DATE:

3 MAY 04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

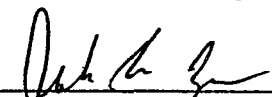
BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):



NAME (Print):

John A. Zarro

ADDRESS:

8068 E. Michelle Dr.

PHONE:

DATE:

5/3/04

E-MAIL ADDRESS:

john266 @ aol.net

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

*Paul Butt*

NAME (Print):

PAUL BUTT

ADDRESS:

8116 E. MICHAEL DR.

PHONE:

480-473-3804

DATE:

5/3/04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

BUSINESS:



## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Nicole Diller Miller

NAME (Print):

Nicole Diller

ADDRESS:

8107 E. Miracle Dr. Scottsdale, AZ 85255

PHONE:

480-585-5625

DATE:

May 3, 2004

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

☐

BUSINESS:

☐

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

*Burt K Watkins*

NAME (Print):

Burton K Watkins

ADDRESS:

8148 E. Michelle

PHONE:

480-538-4800

DATE:

5-5-04

E-MAIL ADDRESS:

OWNER:

*[Signature]*

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER:

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Michelle Price

NAME (Print): Michelle Price

ADDRESS: 8179 E Michelle

PHONE: 480-502-2751 DATE: 11/7/04

E-MAIL ADDRESS: mprice@valkyriadiagnost.com

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

Wm Dantchuk

NAME (Print):

Wm DANTCHUK

ADDRESS:

8137 EMICHELL DR

PHONE:

480 502 9870

DATE:

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): 

NAME (Print): Amy Hecker

ADDRESS: 8124 E. Michelle Dr

PHONE: 480 216 8481 DATE: 10/7/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): La Rue Tinkley / on behalf of Anthony

NAME (Print): LA RUE TINKLEY / M. GUTIERREZ

ADDRESS: 8084 E Michelle Dr

PHONE: \_\_\_\_\_ DATE: 11/7/04

E-MAIL ADDRESS: M

OWNER: ✓ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_



**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Thomas B. Lundgeard

NAME (Print): Tom Lundgeard

ADDRESS: 8065 E. Michelle Dr.

PHONE: 480-585-2885 DATE: 11/7/04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Glen W. Roth

NAME (Print): Glen W. Roth

ADDRESS: 8167 E Michelle Dr.

PHONE: 480.563.9571 DATE: 11-6-01

E-MAIL ADDRESS: groth@dswnet.net

OWNER: ☒ RENTER: ☐ BUSINESS: ☐

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature): Debbie Given

NAME (Print): Debbie Given

ADDRESS: 8164 E Michelle Dr

PHONE: (480) 585 2338 DATE: 6/6/04

E-MAIL ADDRESS:                     

OWNER: X RENTER:            BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

Robert Fournier

NAME (Print):

ROBERT FOURNIER

ADDRESS:

8156 E. MICHELLE DR.

PHONE:

480 993-7249

DATE:

11/6/04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):

NAME (Print):

ADDRESS:

PHONE:

DATE:

E-MAIL ADDRESS:

OWNER: ☒

RENTER: ☐

BUSINESS: ☐

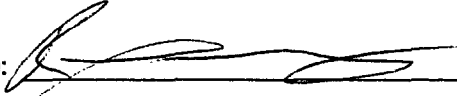
**STATEMENT OF NO OPPOSITION**

**FIRST NATIONAL BANK OF ARIZONA**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD (Planned Community District) zoning and to add an amended development standard for height from 36 feet to 50' 7" (plus mechanical screening) to allow for a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive.

NAME (Signature):



NAME (Print):

Richard Navy

ADDRESS:

8035 E Michelle Drive

PHONE:

480-342-8885

DATE:

11-6-04

E-MAIL ADDRESS:

OWNER:

X

RENTER:

BUSINESS:

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

J. M. Osborne

NAME (Print):

J. M. Osborne

ADDRESS:

8054 E Rita

PHONE:

480 473 9033

DATE:

5/2/04

E-MAIL ADDRESS:

osborne83@earthlink.net

OWNER:

X

RENTER:

\_\_\_\_\_

BUSINESS:

\_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

*Paula Gordon*

NAME (Print):

Paula Gordon

ADDRESS:

8762 E Rita Dr

PHONE:

DATE:

5/2/04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

☐

BUSINESS:

☐



**STATEMENT OF NO OPPOSITION**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Steph J. Sales

NAME (Print): STEPHEN F SALES

ADDRESS: 8078 E. RITA DR.

PHONE: 480 585 8085 DATE: 5-2-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Steve Cuomo

NAME (Print): STEVE E. CUOMO

ADDRESS: 8094 E. RITA DR.

PHONE: 480 502-4408 DATE: 5-2-04

E-MAIL ADDRESS: \_\_\_\_\_

OWNER: X RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature): Marilyn Yosowitz

NAME (Print): MARILYN YOSOWITZ

ADDRESS: 8102 E. RITA

PHONE: 480-585-3954 DATE: 5/2/04

E-MAIL ADDRESS: \_\_\_\_\_

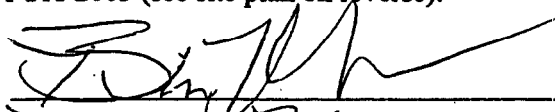
OWNER: ☒ RENTER: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

**STATEMENT OF NO OPPOSITION**

**(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)**

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):



NAME (Print):

BRIAN BRANE

ADDRESS:

8158 E. RITA DR

PHONE:

480-820-0339

DATE:

5/2/04

E-MAIL ADDRESS:

OWNER:

☒

RENTER:

☐

BUSINESS:

☐

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Liam Klein

NAME (Print):

FRAN KLEIN

ADDRESS:

8150 E. RITA DR.

PHONE:

480-515-2518

DATE:

5-2-04

E-MAIL ADDRESS:

SPECCIE @ AOL.com

OWNER:

☒

RENTER:

☐

BUSINESS:

☐

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Tanyabella Abaun

NAME (Print):

Tanyabella Abaun

ADDRESS:

8142 Rita dr.

PHONE:

\_\_\_\_\_

DATE:

5.2.04

E-MAIL ADDRESS:

\_\_\_\_\_

OWNER:

☒

RENTER:

\_\_\_\_\_

BUSINESS:

\_\_\_\_\_

## STATEMENT OF NO OPPOSITION

(North West Corner of Perimeter Drive & Princess Drive, Scottsdale, AZ)

As a Property Owner and resident residing in the Stonebrook 2 community, located south of Union Hills Drive and west of 82<sup>nd</sup> Street, I do not oppose the request to maintain the existing I-1 PCD zoning and to add an amended development standard for height from 36 feet to 56 feet to allow a new 84,000 sq. ft. building to be located at the northwest corner of Princess Drive and Perimeter Drive to be built at 56 feet (four stories). The project will also include a parking structure wit one story at grade and one story above grade (14 ft. height). The City of Scottsdale Case number is 301-PA-2003 (see site plan on reverse).

NAME (Signature):

Cailey Schur

NAME (Print):

Cailey Schur

ADDRESS:

8057 E. Rita Dr

PHONE:

571-4317

DATE:

5/5/04

E-MAIL ADDRESS:

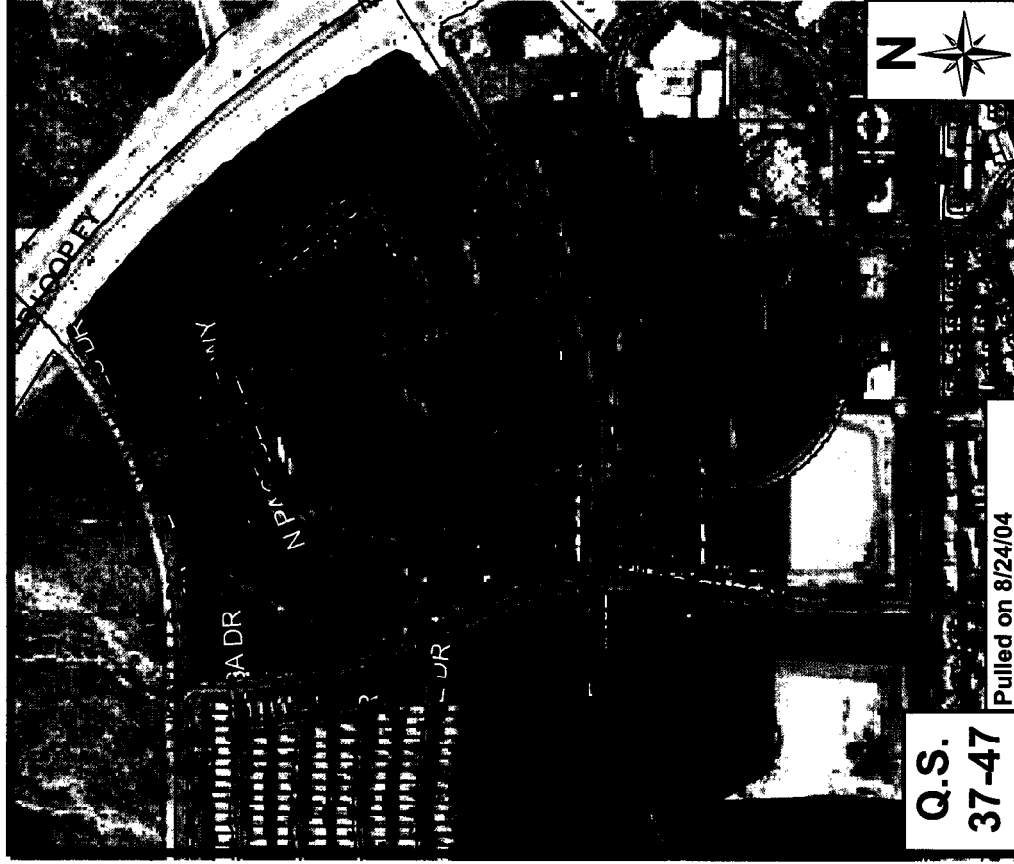
OWNER:

✓

RENTER:

BUSINESS:

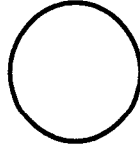
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-foot

## Additional Notifications:

- Interested Parties
- COPP

19-ZN-2004

First National Bank Headquarters

ATTACHMENT #8



**December 13, 2004**

**Through: Planning Commission**

**From: Kurt Jones / Don Hadder**

**Re: Building Height Along the Freeway Corridor**

**Sonoran Regional Core**  
**Regional Use Overlay – Physical Design**

**1. Introduction**

Two recently submitted cases (18-ZN-2004 and 19-ZN-2004) include proposals to amend allowed buildings heights within a Planned Community District (PCDs). The particular development where these are located is the Perimeter Center, which is a part of the original Core South PCD on State Trust Lands. The maturing of development in the greater Airpark area along with increasing property values and limited available land are all factors in these requests.

**2. Purpose**

The purpose of this document is to provide a guide for the physical implementation of the "Regional Use Overlay" General Plan designation. The General Plan outlines certain land use aspects of this policy, but does not provide much direction on how this would be applied to the physical character of development.

The "Regional Use Overlay" in combination with related area studies and zoning approvals has designated, through the use of an overlay, the freeway corridor from Thunderbird Road north and west to Scottsdale Road as a major mixed-use core of regional significance. Uses that are envisioned with this policy include:

- ☐ Corporate office,
- ☐ Regional retail facilities,
- ☐ Major medical facilities (such as hospitals or research clinics),
- ☐ Advanced learning educational facilities (such as universities),
- ☐ Major community service facilities, and
- ☐ Major tourism and destination attraction facilities.

This policy also provides focus on such uses in terms of meeting the city's economic development goals, enhancing the function and viability of the existing employment core, benefiting from the freeway access, and being compatible with the design character of the area. Infrastructure and surrounding land use plans have been developed in support of this general vision.

### **3. Background**

The "Regional Use Overlay" was created as a part of the Scottsdale Land Use Element in order to recognize the limited available freeway frontage within the city as well as to direct such uses to an area that will have major infrastructure and a more intense and mixed land use along with a larger scale of development. Planning for the general area over several decades has responded to future conditions such as noise from the nearby airport and the future freeway, the desire and need to create a mixed-use employment center and the existence of many major public facilities, including the CAP Aqueduct, Water Campus and the Westworld and TPC facilities.

Existing and planned uses in the area include regional retail centers, major employment facilities, major tourist destinations, and business hotels along with higher density residential uses. Some of these have been approved within the city using a variety of techniques including the PRC (Planned Regional Center) and PCP (Planned Commerce Park) zoning districts along with use permit approvals.

Building heights greater than the typical 36' that have been approved including:

- a. The regional center zoning within the Crossroads East PCD on State Lands that allows for 60 foot high buildings along with a general raising of allowed building heights in other districts from the standard 36' to 42' except where the development is near to existing neighborhoods (1986 / 2002),
- b. The Scottsdale Healthcare North hospital site near the Scottsdale Road and Thompson Peak Pkwy intersection (2000) (maximum height of 56'),
- c. The Stacked 40s PCD project at the northeast corner of Scottsdale Road and the Loop 101 Freeway (2002) (maximum height of 60'), and
- d. The St. Jude manufacturing facility at the Perimeter Center (1994) (maximum height of 56').

In the Horsemen's Park area (now McDowell Mountain Business Center), a PCD was approved in 2001 to limit building heights, in particular mechanical screening on the tops of buildings, in order to maintain views of the McDowell Mountains to the east.

Many sites in Phoenix have also been approved with building heights greater than the typical heights allowed in Scottsdale, including:

- a. The Kierland resort (over 100') (1974),
- b. Kierland Commons (at up to 100') (1998),
- c. The Mayo Hospital (over 100') (1999),
- d. The Desert Ridge Marriott resort (over 60') (1992 / 2001),
- e. The Desert Ridge community core (100') (1992), and
- f. The Paradise Ridge regional shopping center mixed-use project (up to 190') (2003). (Planning staff have a map that depicts these sites.)

In addition, the general commercial and business center zoning districts in Phoenix allow for four (4) and five (5) story buildings (heights of 48' to 56'), as evidenced by a number of buildings in the Kierland development. Also, the County has approved zoning that allows building heights over 50 feet on the Chauncy Ranch site.

The freeway itself has been built above ground, with the interchanges and overpass roads installed at 24 or more feet above the existing ground level, and the mid-point section at 10 or more feet above the natural ground level.

In general this area is relatively flat, with land slopes of 3% or less, and the area has sparse native vegetation, due to the distance from the mountains along with historic use of the land. The view of the nearby McDowell Mountains is a dominating part of the local landscape.

The area has major events that draw people from across the Valley and the Southwest. This will be a very active and highly visible core of activity as development occurs.

#### **4. Key Policy Questions/issues**

The key policy questions relating to building heights along the Regional Use Overlay corridor are:

- a. Since the Loop 101 Freeway is raised above the terrain, views from the freeway will often be at the second or even third floor level of adjacent buildings. Also, since the freeway is elevated it hides the view of the bottom of buildings on the other side of it.
- b. There are several neighborhoods relatively close to the regional use corridor. Where there is proximity to an adjacent neighborhood, the building heights should be sensitive to and blend into the existing building heights of the neighborhood.
- c. As a general rule, allowed building heights in nearby Phoenix areas accommodate at least one, if not many more, floors above what is typically allowed in Scottsdale. This may bring up issues of competitiveness as well as concerns about the quality of design character for the general area.

- d. Taller buildings will be more visible to the community and therefore there is a need to provide direction that assures better design quality. The taller buildings likely will set the tone and character for the area around them.
- e. Taller buildings tend to accommodate greater floor areas which in turn can generate greater economic activity and vitality.
- f. If taller buildings are located in proximity to lower buildings, some owners of nearby lower buildings may express concerns that they are at an economic disadvantage.
- g. Taller buildings generate more required open space pursuant to the Scottsdale Zoning Ordinance, thereby creating more area for landscaping and pedestrian amenities.
- h. As the area approaches build out and the availability of open, vacant land diminishes, the costs for land will go up and the need to accommodate more land use intensity, which additional building height can provide, will rise. This likely will affect the entire Pima Freeway corridor over the next decade.

## **5. Policy Options**

There are a number of different options that could be used to address this policy issue:

- a. General Plan Language: Add implementation language regarding physical character to the Regional Use Overlay in the General plan.
- b. Working Policy: Establish a working policy that would be used to guide decisions and reviews of project proposals within the designated Regional Use Overlay area (a draft is included below as a part of this report).
- c. Review on a Case-by-case Basis: Since most of the remaining undeveloped area in the Regional Use Overlay has PCD zoning; a review of proposals would occur on a case by case basis and an evaluation be based on local conditions.
- d. No Change: Do not establish any policy direction.

## **6. Planning Commission Review and Recommendation**

The Planning Commission at its November 10, 2004 Study Session reviewed this white paper and discussed recommendations regarding this policy issue. They were encouraged by the framing of the issue in a larger context and saw the need to consider policy changes that would consider additional building height in a careful and comprehensive manner for the greater Airpark and Freeway Corridor area.

In comments during the Study Session review and at the end of both cases (18-ZN-2004 and 19-ZN-2004) during the hearing, they clearly stated that they would prefer an overall evaluation of such policy changes for this area instead of having to consider proposals on a case-by-case, piecemeal basis.

Their recommendation is to develop a policy proposal including General Plan and Zoning Ordinance changes that would consider overall building height policies for the greater Airpark and Freeway Corridor areas.

In the evaluation of such a proposal they would like to review considerations about:

- ❑ Creating physical and location limits and directions for when additional height might be appropriate, such as set backs, step-backs, size of parcel, relationship to sensitive uses, etc.
- ❑ Considering incentives/trade-offs that would tie into the ability to achieve greater height, such as increased open space, enhanced pedestrian amenities, design considerations, etc.
- ❑ Careful study of the potential impacts of additional building height in terms of potential increases in traffic generation, relationships to sensitive uses, etc.
- ❑ How comparable ordinances establish and manage building heights.

Similar to the white paper Staff presented to the Commission regarding the private/charter school issues, Staff is looking for input from the Commission members on this issue. When these two Perimeter Center zoning cases are scheduled for a City Council public hearing, Staff will present this white paper as part of the report. Staff will update the Commission as to any outcome or policy direction from the City Council on this issue.

near future we will have a more comprehensive policy on how this area is going to be handled.

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).**

19-ZN-2004 (First National Bank Headquarters) request by Beus Gilbert PLLC, applicant, First National Bank Headquarters LLC, owner, to amend the I-1 building height for a portion of a Planned Community Development District (PCD) on a 16 +/- parcel located at 17600 N. Perimeter Drive with Industrial Park, Planned Community Development District (I-1 PCD) zoning.

**MR. CURTIS** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**JOHN BERRY**, 6750 E. Camelback Road, stated the First National Bank is the largest International Bank that is Arizona based and owned in the State of Arizona. He further stated that it is family owned. He reviewed the heights that exist in the area. He provided information on the neighborhood meetings. He explained that in terms of precedence, the precedence was set a long time ago. What they are asking for here is part of a 16.5-acre project to give them half an acre to put a building that will be 50 feet 7 inches for a major headquarters.

**CHAIRMAN GULINO OPENED PUBLIC TESTIMONY)**

**JIM HALL**, 17761 N. 81<sup>st</sup> Way, presented information on the original zoning case noting that he was opposed to the ingress and egress that increased traffic on 82<sup>nd</sup> Street. He expressed his traffic concerns. He stated both are good neighbors and are good for Scottsdale. He further stated that his concern about the bank building is not about the extra height but that they will come back with another building with additional height. He requested the Commission protect the neighbors' interest.

**DAVID FULK**, 8131 E. Michelle Drive, stated he participated in the neighborhood outreach and as an architect, he had responded that there was discrepancy in what was being represented and they apologized and reevaluated it. He further stated they are not opposed to new businesses but expect adherence to certain standards. He remarked that he felt what the applicant is trying to accomplish could be done without the additional height. He further remarked that the community was not contacted about this meeting tonight. He concluded the height restriction is a zoning precedence and he did not want to see that disrupted.

**(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY)**

**MR. BERRY** thanked Mr. Hall for coming out this evening and was sorry that he could not attend the two neighborhood meetings noting that he has given him his card and if he would like to discuss this further. He stated Mr. Fulk attended the first neighborhood meeting and provided some excellent suggestions and many were incorporated into the revised plan including the lowered height. He apologized if Mr. Fulk did not get a chance to see the revised plan and would be happy to talk to him after the meeting.

**COMMISSIONER BARNETT** complimented Mr. Berry and the applicants' on both of these projects. He stated that he felt both of these projects fit well in the area and are the types of businesses that Scottsdale wants to develop in the area. He thanked them for their business and choosing Scottsdale.

**COMMISSIONER STEINKE** stated the regional concerns would be better addressed in a global way by looking at the regional use overlay and trying to define an outline in terms of height and any other parameters that need review rather than one item at a time. He further stated that these are good projects. He expressed the need to address this type of project on a larger basis.

**COMMISSIONER BARNETT MOVED TO FORWARD CASE 19-ZN-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER HEITEL.**

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).**

**CHAIRMAN GULINO** commented on the previous case, in the staff report the date on the site plan does not match the date in the stipulations.

22-ZN-2004 (W Hotel Scottsdale) request by Beus Gilbert PLLC, applicant, Downtown Scottsdale Development LLC, owner, to rezone from Highway Commercial, Downtown Overlay District (C-3 DO), Central Business, Parking, Downtown Overlay District (C-2 P-3 DO), and Automotive Parking, Downtown Overlay District (p-2 DO) to Downtown/Office Residential District Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) with amended development standards on approximately 2.2 acre parcel located on the southeast corner of Brown Avenue and Camelback Road.

19-AB-2004 (W Hotel Scottsdale) request by Beus Gilbert PLLC, applicant, Downtown Scottsdale Development LLC, owner, to abandon the existing alley located on the west side of N. Buckboard Trail near the intersection of Camelback Road and Buckboard Trail.

**MR. GRANT** presented cases 22-ZN-2004 and 19-AB-2004 as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.



## SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted **BEFORE** public testimony has begun on the item.

Testimony is limited to 3 minutes per speaker. Additional time **MAY** be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

6

PLEASE PRINT NAME DAVID FULK MEETING DATE 11.10.2004

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 3131 E. MICHELS DR. ZIP 85255

HOME PHONE 480 483 5955 WORK PHONE 480 421 1005

☒ YES, I WISH TO SPEAK REGARDING ITEM # \_\_\_\_\_

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

*Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.*

**This card constitutes a public record under Arizona law.**

GG2003-411SCC (11/03)



## SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted **BEFORE** public testimony has begun on the item.

Testimony is limited to 3 minutes per speaker. Additional time **MAY** be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

526

PLEASE PRINT NAME JAMES D. HALL MEETING DATE 11/10/04

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT \_\_\_\_\_

ADDRESS 17761 N. 81<sup>ST</sup> WAY ZIP 85255

HOME PHONE 480-634-6000 WORK PHONE 480-604-7600

☒ YES, I WISH TO SPEAK REGARDING ITEM # 19 - ZN-2004

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # \_\_\_\_\_ ☐ I AM OPPOSED TO AGENDA ITEM # \_\_\_\_\_

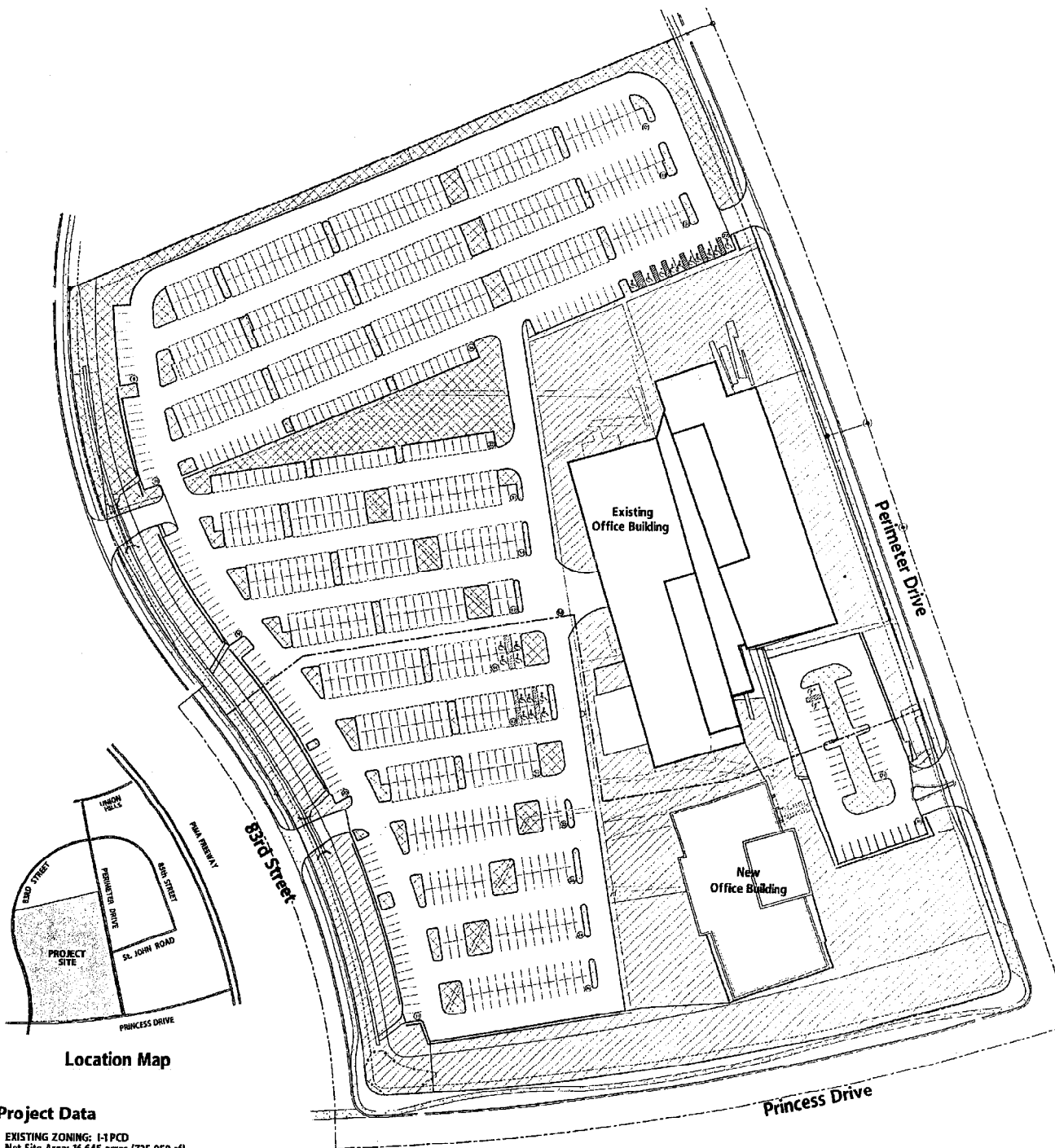
☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING \_\_\_\_\_

*Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.*

**This card constitutes a public record under Arizona law.**

GG2003-411SCC (11/03)





Location Map

## Project Data

**EXISTING ZONING:** I-1PCD  
**Net Site Area:** 16.645 acres (725,050 sf)  
**Building Area:** 224,000 gsf  
**Parking Required:** 224,000gsf (1/300) = 747 spaces  
**Standard Spaces:** 777 spaces  
**Accessible Spaces:** (4% of total required) = 30 spaces  
**Standard Accessible Spaces:** 24 spaces  
**Van Accessible Space:** 6 spaces  
**Parking Provided:** 961 spaces  
**Surface Parking Spaces:** 961 spaces  
**Standard Spaces:** 777 spaces  
**Standard Accessible Spaces:** 24 spaces  
**Van Accessible Space:** 6 spaces  
**Building Height:** 50'-7" (This project is seeking a modification to the building height limitation of 36'-0" to 50'-7")  
**F.A.R.:** (725,050 \* .6 = 435,030 > 224,000 gsf)  
**Gross Floor Area of Structures:** 224,000 gsf  
**Existing Office Building:** 102,000 gsf  
**Proposed Office Building:** 122,000 gsf  
**Volume Ratio:** (727,050 \* 9 = 6,543,450 > 4,043,775)  
**Volume of Structures:** 4,043,775 sf  
**Existing Office Building:** 102,000 (26,812) = 2,396,725 sf  
**Proposed Office Building:** 122,000 (30,775) = 3,647,050 sf  
**Lot Coverage:** (727,050 \* 50% = 362,500 sf > 96,350 sf)  
**Footprint of Structures:** 96,350 sf  
**Existing Office Building:** 26,812 sf  
**Proposed Office Building:** 69,538 sf  
**Bicycle Spaces Required:** 747/10 = 75 (1/10 of required parking)  
**Bicycle Spaces Provided:** 75 spaces

# Site Plan Worksheet

## Open Space Calculations

**Total Open Space Required:** 725,050 s.f. (.276) = 200,114 sf  
**Total Open Space Provided:** 204,116 s.f.  
**Parking Lot Landscaping Required:** 15% \* 339,113 sf (parking lot area) = 50,867 sf  
**Parking Lot Landscaping Provided:** 73,568 sf

## Open Space Symbols Legend

- Denotes Open Space (other than front open space) 204,116 s.f.
- Denotes Parking Lot Landscaping 73,568 s.f.
- Denotes Parking Lot Area 339,113 s.f.

UFD Conroy & Haddock

architecture  
 interior architecture  
 space planning  
 facilities management  
 land planning  
 landscape architecture  
 graphic design

First National Bank of Arizona  
 Scottsdale, Arizona

03204  
 11.OCT.04

UNIVEST